



HOUSING ADVISORY COMMITTEE AGENDA
Thursday, August 25, 2022 - 6:00 PM

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613, or p.hawker@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. WELCOME AND INTRODUCTIONS

1.A Meeting Agenda:

[Agenda Newport HCA HPS PAC Meeting 4 - 2022-08-08](#)

2. ROLL CALL

3. APPROVAL OF MINUTES

3.A Approval of the Newport Housing Advisory Committee Meeting Minutes of June 8, 2022.

[Draft HCA Policy Advisory Comm Mtg Minutes 06-08-2022](#)

4. UPDATE ON NEWPORT HOUSING CONVERSATIONS

5. REVISED BUILDABLE LANDS INVENTORY

6. CONSTRUCTABILITY ANALYSIS

7. LAND SUFFICIENCY

8. PUBLIC COMMENT

9. NEXT STEPS

10. ADJOURNMENT

HANDOUTS

Materials:

[PowerPoint Presentation - Newport HCA HPS Pac Meeting 4](#)

AGENDA

Newport Housing Study

Project Advisory Committee Meeting #4

Location: The meeting will be held by videoconference.

Video Conference Link: Provided on request to Sherri Marineau with the Newport Community Development Department: s.marineau@newportoregon.gov

8/25/2022

6 – 8 p.m.

6:00 p.m.	Welcome	Beth Goodman
6:05 p.m.	Update on Newport Housing Conversations	Beth Goodman
6:10 p.m.	Revised Buildable Lands Inventory <ul style="list-style-type: none">• Discuss the changes to the BLI since last meeting	Beth Goodman
6:25 p.m.	Constructability Analysis <ul style="list-style-type: none">• Methodology and key assumptions• Draft results	Becky Hewitt
7:25 p.m.	Land Sufficiency	Beth Goodman
7:50 p.m.	Public Comment	Derrick Tokos
7:55 p.m.	Next Steps <ul style="list-style-type: none">• Newport Housing Conversations: Discussions to finish by 9/25/2022• Complete draft of the Housing Capacity Analysis• Finish Constructability Analysis• Begin work on the Housing Production Strategy• Next PAC meeting: October 13, 2022	Beth Goodman

Draft MINUTES
Housing Capacity Analysis and Production Strategy Policy Advisory Committee
Meeting #3
Newport City Hall Council Chambers
June 8, 2022

Committee Members Present by Video Conference: Kathy Kowtow, Wendy Hernandez, Dr. Karen Gray, Bonnie Saxton, Rev. Judith Jones, Betty Kamikawa, Dennis White, and Cynthia Jacobi.

Committee Members Absent: James Bassingthwaite, Todd Woodley, Mike Phillips, Sheila Stiley, Robert Cowen, Braulio Escobar, Dr. Lesley Ogden, and Jan Kaplan.

City Staff Present by Video Conference: Community Development Director, Derrick Tokos; and Executive Assistant, Sherri Marineau.

Consultants Present by Video Conference: Beth Goodman, and Nicole Underwood.

1. **Call to Order & Roll Call.** Meeting started at 6:07 p.m.
2. **Welcome and Introductions.** Tokos welcomed the committee members and reviewed the agenda.
3. **Newport Housing Conversation Guide Discussion.** Goodman noted that the updated housing guide had been sent to the Committee and asked if they had any questions. None were heard. Goodman reported a link was given to the Committee to review the Google document. Tokos noted that if there were specific groups the Committee members wanted to reach out to, they should sign up for them on the document and then any remaining would be done by backfill by staff. Goodman pointed out that if there were any groups that weren't on the list, the Committee should add them and fill in the information on their conversations on the document and send them to Tokos. Kamikawa noted that she was involved with the affordable housing group that she could reach out to. Jones said she would work on doing outreach at their community dinners and would reach out to Centro De Ayuda and Latino community organizations.

Goodman instructed the Committee to fill in the Google document so they would know who was doing the conversations before the next meeting. They should have the discussions finished done by the first of August. Tokos noted the real estate community wasn't listed. He asked if Saxton had a group she could reach out to. Saxton reported there was a realtor group meeting the next Thursday to reach out to. She would see if she could get Tokos included on the program.

Kamikawa noted the 60 Plus Center was a part of the city and asked if some fliers were there. Tokos thought it was a good thing to do this. He was also going to talk to the Pacific Coast Beach Club. Kamikawa thought the Oceanview Assisted Living would be another place to talk to about waitlists.

Saxton would sign up to do the Help Program for Lincoln County homeless students. The realtors did fundraisers for the program. She asked if there were questions she could use when speaking to the group. Goodman pointed out that there were questions and a survey included in the guides. She asked the Committee to send notes and surveys to Tokos.

4. **Preliminary Buildable Lands Inventory.** Goodman reviewed her PowerPoint presentation and what they were trying to accomplish with the Buildable Lands. She went over what buildable lands meant, and then the methodology for gathering data, classifying land, identifying and removing constraints, doing verification, summarizing results, and doing the constructability analysis.

Goodman reviewed the Newport Comprehensive Plan designations where housing was allowed with clear and objective standards. Tokos noted that south of the airport there were over 450 acres of land brought into the Urban Growth Boundary (UGB) in the late 1980's as a resort golf course that included commercial elements and housing. The way it was set up required it to be a resort. If anything was to happen there, it would need its own development with infrastructure. Tokos pointed out that they didn't assume needed housing at this location. If something was developed there it would need to be resort oriented housing.

Goodman reviewed the Buildable Lands Inventory maps for the north, south and the city center. She then reviewed the Constrained Land maps for the north, south and city center.

Goodman reviewed the land classifications for what was developed, vacant, partially vacant, undeveloped, and public. Tokos asked if they picked up the partially vacant smaller property where they had tax consolidated multiple lots and some of those lots were vacant and available for development. Goodman confirmed they did. They were set aside in their own category and were counted a little differently to identify realistically how many dwelling units they would get for those lots. There was only a handful of these in the city. Tokos explained these were instances when someone owned multiple lots that were under one tax lot. Some had a house in the middle of the lots and others were where people thought they might sell part of the lots so they could put a house on one side and sell the other lots.

White thought that there were public lands that could be opened up and asked if they had been earmarked already. Tokos reported they did this but there wasn't much. Most of the public lands had public facilities or had steep drainages that were for storm water management as part of the park systems. There were only a half a dozen lots in the city's inventory that would be suitable. Goodman thought this was something that could be a part of the housing production strategy to do an assessment on publicly owned land. Tokos noted they had done this before but he cautioned that if they identified this, it wasn't framed in a manner that might be a fantastic solution to finding land for housing because that wasn't the case.

Goodman reviewed the development status with constraints maps covering the north, south and city center. She then reviewed the unconstrained vacant and partially vacant residential lands by Comprehensive Plan Designation maps covering the north, south, and city center. Kamikawa asked if low density residential could be changed to high density residential. Tokos explained it required a change in the Comprehensive Plan but it could be done. Goodman noted that there were some cases where it was exactly the right thing to do. An example of when this could happen was when there was land that was zoned commercial that was a perfect place for high density residential and the owner wanted to re-designate it.

Goodman reviewed the unconstrained buildable acre totals next. Tokos asked why they added the planned destination because it skewed the numbers. Goodman would put it in its own table. White noted a lot of people who worked in Newport lived on the perimeter in the unincorporated areas outside of the city limits. He asked if there was any considerations for properties between Newport and Toledo under the jurisdiction of the County. Goodman explained there would be County restrictions on residential development on that land, but it wasn't capacity needs that Newport would consider in their planning. Tokos reported they couldn't consider unincorporated areas to meet Newport's housing needs and would only consider properties in our Urban Growth Boundary. A housing study was completed in 2018 that was for regional housing that included the unincorporated areas. Much of what was in the unincorporated areas were under a commercial timber type zoning. Options for housing in these areas were limited because they wanted to preserve the commercial timber on those properties.

These areas also tended to be for single family detached structures that didn't have access to sewer systems and only had the option for septic systems, which limited housing.

Kamikawa thought the 40 acres of commercial that was buildable wasn't very big and thought it should be kept as commercial. She explained that it was hard in Toledo to find commercial land and thought they should be stingy with this. Goodman explained the thought was that it would be mixed use development where there would be commercial with residential over it. Kamikawa thought that was a good idea. Tokos noted they had a lot of underdeveloped properties that were ready for redevelopment and this wasn't reflected in the acreage or shown on the map. There were some opportunities north of US 20 towards the high school, and on US 20 where there was a lot of heavy commercial zoning and a lot of older homes where they could do additional multi-family as well. Goodman thought this would be a good part of the housing production strategy discussion.

Cynthia Jacobi entered the meeting at 6:49 p.m.

Tokos asked about the land improvement value ratios. He questioned if there was a reason to look at this to see if there were any commercial properties that were good for redevelopment and add them on an inventory basis. Goodman thought they could do it this way or they could do it in a separate part of the analysis. She explained that when doing an improvement to land value ratio you looked at the value of the land and the value of the structure on it. If the land was worth more than the structure on it, it meant the land would be good for redevelopment. They could run some numbers and concentrate this along the corridors and in commercial areas and note the areas where there were higher improvement land value ratios. Tokos thought this would show patterns on the US 101 corridor in the City Center area and along US 20. He thought it might be useful as background information when picking up the policy conversation to show the data supports what they knew that these areas were positioned for redevelopment and were in areas they thought would be suitable for mixed use residential over office types. Goodman suggested they take this outside of the buildable lands inventory and put it in a different place in the analysis. She thought they could also do this two to three blocks on either side of US 101 and US 20.

Tokos noted the area in the north where there was 40 acres at the 36th and Harney Street would be a location for new residential development. This was part of a UGB land swap. It had been approved by the City Council and needed to be approved by Lincoln County. Tokos reported the Wyndhaven Ridge developers planned to add 78 apartment units that current year and another 90 plus in a couple of years. This would likely trigger a signal at US 101.

Goodman reviewed the next steps for the constructability analysis and the areas that had existing infrastructure. Tokos pointed out that the area on the north side of town at Agate Beach above the Surf View Village Apartments on 60th Street was what they wanted to take a look at. The developers intended to build an assisted living facility there but the balance of it would be a mix of single family or single family attached housing. This was an area where they had Urban Renewal funds. The constructability assessment would give a sense of if they could get the infrastructure in place there, what kind of price points would be achievable there. Tokos noted the Oceanview Assisted Living area would require a road connection through the city's property where there was a water tank and was around 20 acres. There were 80 acres by Forest Park where they estimated what the costs would be to do a Harney Street extension. The estimate costs were over \$45 million. This was an area where they would show that it was unlikely they would ever achieve housing because of the cost of getting infrastructure to the property. Tokos explained this was an example of why this area couldn't be relied on for housing.

Karen Gray entered the meeting at 7:05 p.m.

Goodman provided the weblink to the map of the interactive buildable lands inventory map to the Committee. She reviewed areas on the map to showed examples of constrained and buildable lands. Tokos asked the Committee to review the map and let him know if there were any mistakes. Goodman asked that if they found any mistakes they should let Tokos know the Map and Tax Lot ID number for the property. She asked the Committee to send comments to Tokos by June 20th. White asked how the vacant property at Hurbert Street and US 101 that was owned by the County had been classified. He also asked why the 420 acres was hands off for what could be considered. Tokos reported that the 420 acres were beyond what the city could serve for sewer and was on Seal Rock water. This area was brought into the Urban Growth Boundary with the expectation that it would only be developed if it was developed as a destination resort. This was the only justification for bringing the large chunk of land into the boundary. There was a strict limitation for the destination that required them to have their own wastewater plant and their own internal infrastructure, or nothing else. Tokos reported that developed land didn't get picked up on the buildable lands assessment. There was quite a bit of commercial land that was underdeveloped where the value of the improvements were small in comparison to the value of the land. These were areas in the City Center and along US 20 where they were well positioned for redevelopment with strategic investments, and where they could reasonably see multifamily housing on second and third stories with commercial or office on the first floor.

5. **Public Comment.** None were heard.

6. **Next Steps.** Goodman asked for the Committee's thoughts on who could attend an alternate meeting date for the July 21st meeting on either July 27th, 28th or August 4th. A discuss ensued regarding the availability of Committee members on these dates. The Committee was in agreement to change the meeting to August 4th.

Gray thought the School District would be useful to hosting a housing conversation with partners. They could do events but needed help with it. Gray suggested this be done around the third week of July. They could reach out to parents, students and other connections. Goodman suggested looking at the list to see who wouldn't be otherwise engaged. Tokos suggested contacting the employees and adding the School District as an employer with parents.

Kamikawa thought they needed to include the hospital in the list so they could talk to their doctors and nurses. Tokos would talk to Dr. Ogden on this.

Tokos pointed out the notes at the end of the list where the Committee could drop in interesting examples to share with the group. He noted the example he added about accessory dwelling units (ADUs) and the construction costs to build them. Jacobi asked if there was any interest for ADUs in Newport. Tokos noted there were around three to five being built a year.

Kamikawa suggested adding the County Strategic Housing Plan. She noted that it had been finished in 2019 and had good information.

Gray noted that there were two other groups the School District had connections with. She said they were connected with the Help Program for homeless youths and they could invite Hispanic and Guatemalan families to participate in their events as well. She thought the School District could do multiple events. Tokos asked if the Hispanic and Guatemalan population would have a interpreters. Gray confirmed they would. Saxton noted that she was happy to work with Gray to do these programs and contact the Help Program community.

Goodman suggested they reach out to the Department of Human Services to connect with foster kids

who were aging out of foster care. Gray noted the health team in the School District was their foster liaison. They could cover this and noted their health coordinator helped both their homeless youth and foster children.

Jacobi noted that if anyone needed a person to work with she would be available. She asked if college students were being taken care of on the list. Tokos thought they should add them to the list and talk to OCCU and OSU for this. Gray asked if all the housing meetings with the community needed to be done by August 1st. Goodman thought they should, but they wouldn't count out anything afterwards.

Jacobi asked about the Coast Guard housing behind Fred Meyer. Tokos reported there were about 10 to 12 units around San-Bay-O Circle, along with a few other locations. Jacobi asked if the Coast Guard might be interested in more housing. Tokos could reach out to them to find out what they were looking for. He also suggested they have a similar conversation with Pacific Seafoods for their seasonal housing needs. Tokos noted there would be a few stakeholder engagements where they could weave in some of these questions as well.

7. Adjournment. Having no further business, the meeting adjourned at 7:38 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant



Newport Housing Capacity Analysis

Project Advisory Committee Meeting #4

August 25, 2022

PAC Meeting Dates and Topics

HAC	Date	Topic(s)
PAC 4	Aug 25	Constructability assessment and residential land needs
PAC 5	Oct 13	Housing measures and introduce the Housing Production Strategy
PAC 6	Jan 12	Identify additional potential housing strategies
PAC 7	Feb 16	Refine and narrow housing strategies
PAC 8	Mar 30	Finalize housing strategies

- These are conversations that PAC members are facilitating with harder to reach groups. To see the list of groups, go to:
 - <https://docs.google.com/document/d/1TY4zvI0wONKcVYCjlpEgPEiNrESk5vW3gZ2ahwY12CU/edit>
- We extended the deadline for completing the conversations to October 3, 2022



Newport Housing Conversation Guide

ECONorthwest

ECONOMICS • FINANCE • PLANNING



Revised Buildable Lands Inventory

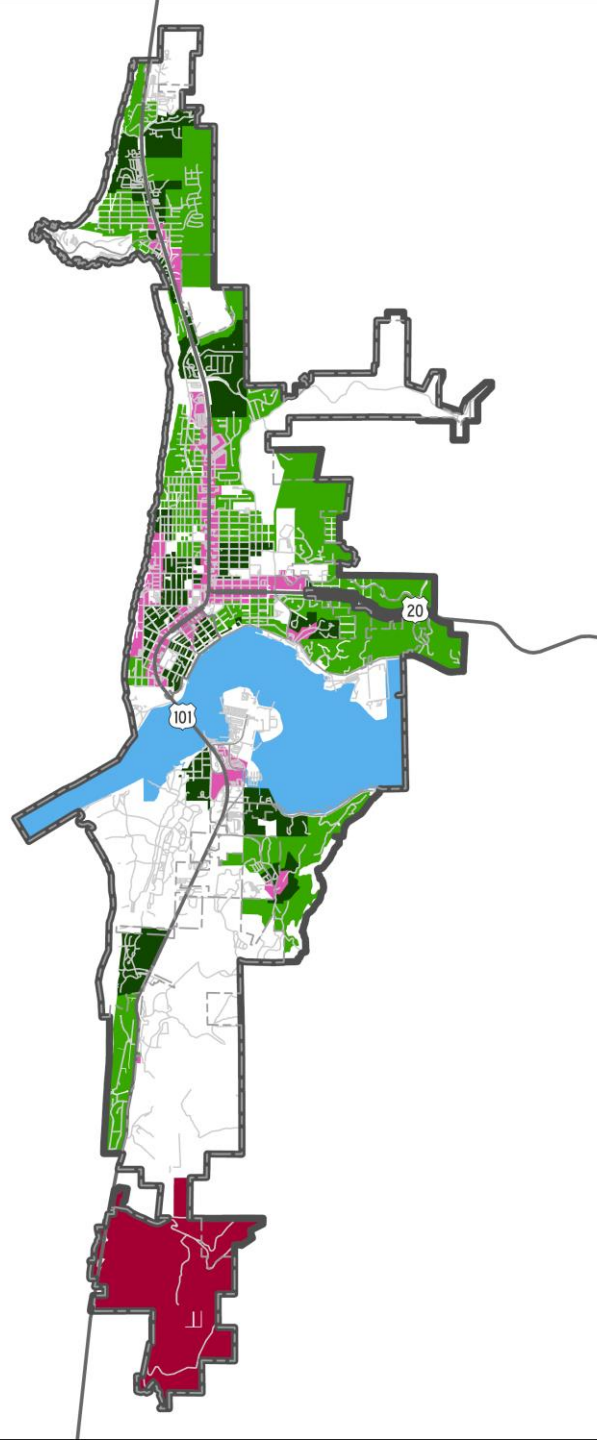
1. Gather and Assemble Data
2. Classify Land
3. Identify and Remove Constraints
4. Verification
5. Summarize Results
6. Constructability Analysis
 - Identify land with services where development could reasonably happen in the next 20 years
 - Pro forma analysis of financially feasible development, considering construction and infrastructure costs

Newport Buildable Lands Inventory

Comprehensive Plan Designation



0 15,000 Feet



DRAFT

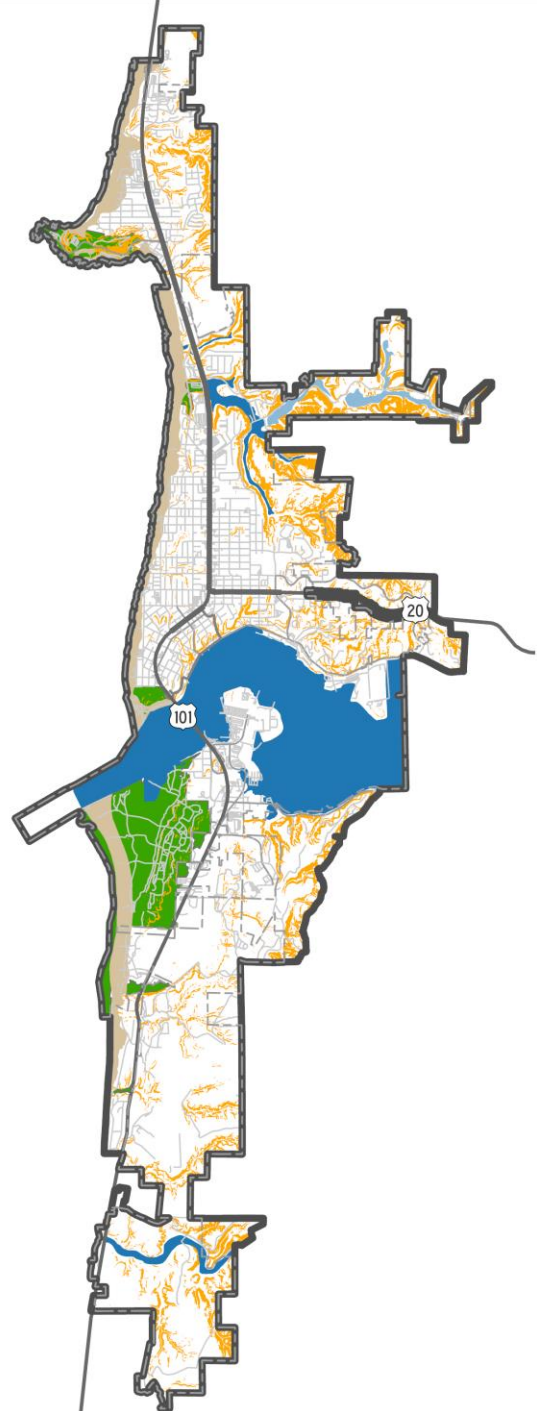
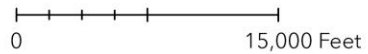
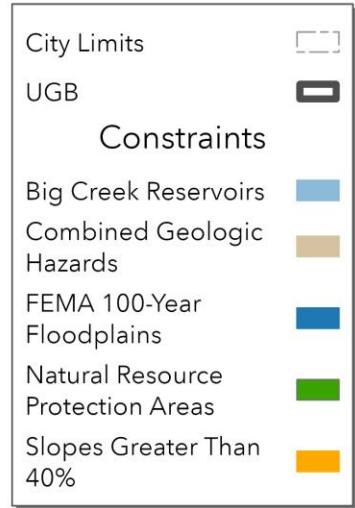
Date: June 5, 2022
Source: ECONorthwest;
City of Newport;
Lincoln County

Newport Comprehensive Plan Designations where housing is allowed with clear and objective standards

No change

Newport Buildable Lands Inventory

Constraints



Constrained Land

- Combined Geologic Hazards
- FEMA 100-Year Floodplain
- Natural Resource Protection Areas
- Slopes greater than 40%

Removed:

- Riparian Corridors
- Tsunami Inundation zone
- Local Wetlands Inventory
- Landslide Susceptibility
- Shoreland Protection Area

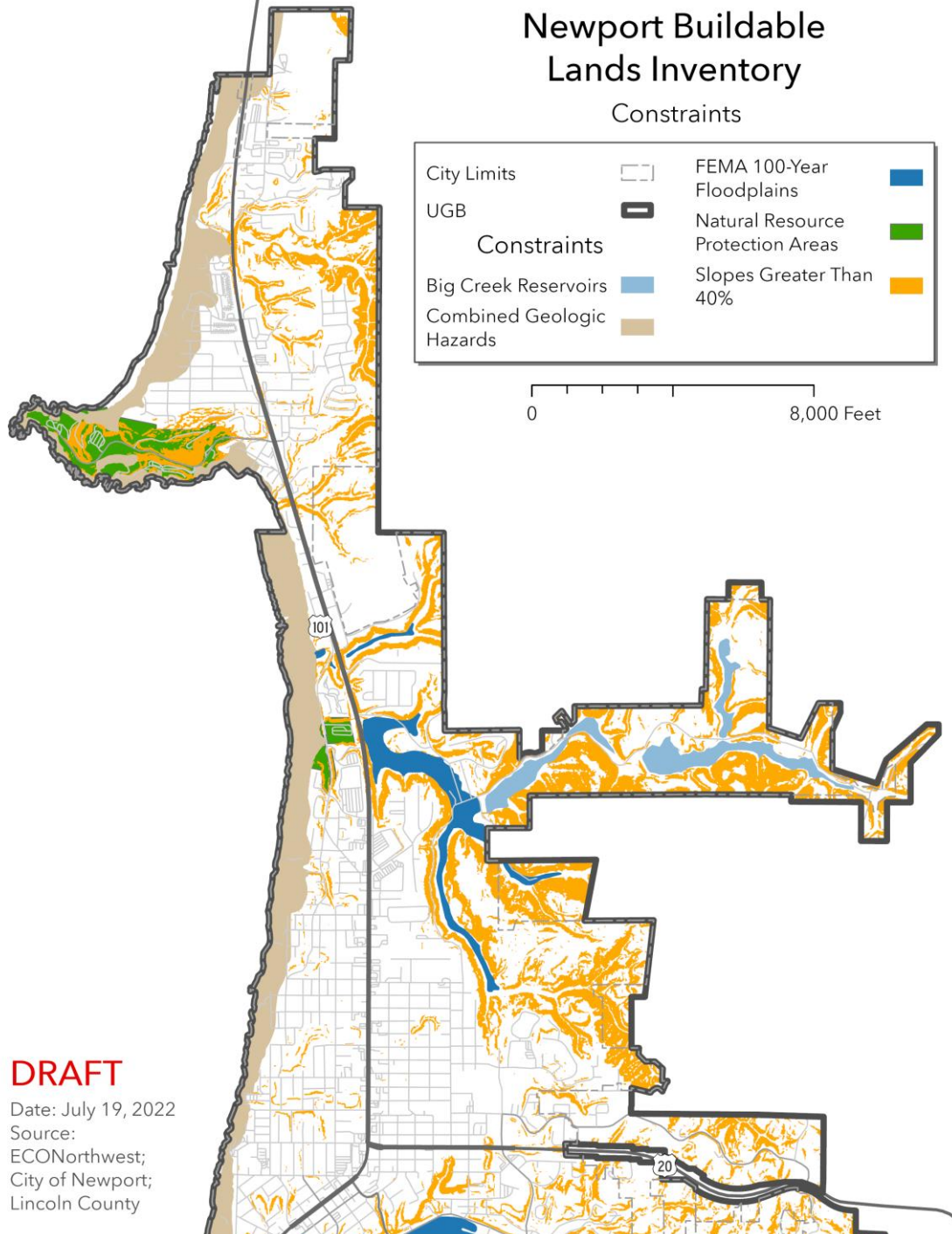
DRAFT

Date: July 19, 2022
Source: ECONorthwest;
City of Newport;
Lincoln County

Newport Buildable Lands Inventory

Constraints

City Limits		FEMA 100-Year Floodplains	
UGB		Natural Resource Protection Areas	
Constraints		Slopes Greater Than 40%	
Big Creek Reservoirs		Combined Geologic Hazards	

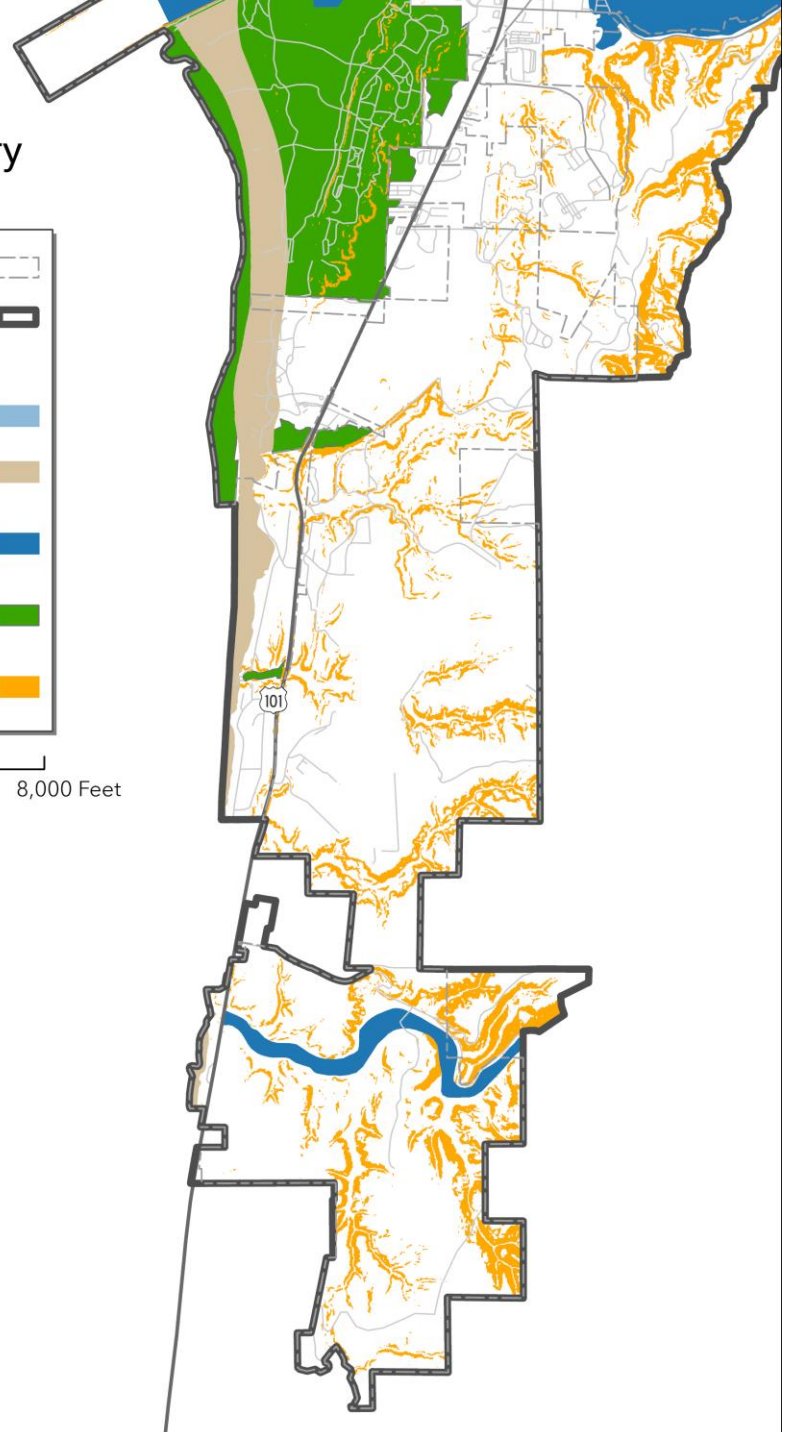
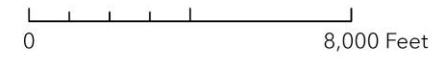


DRAFT
 Date: July 19, 2022
 Source:
 ECONorthwest;
 City of Newport;
 Lincoln County

Newport Buildable Lands Inventory

Constraints

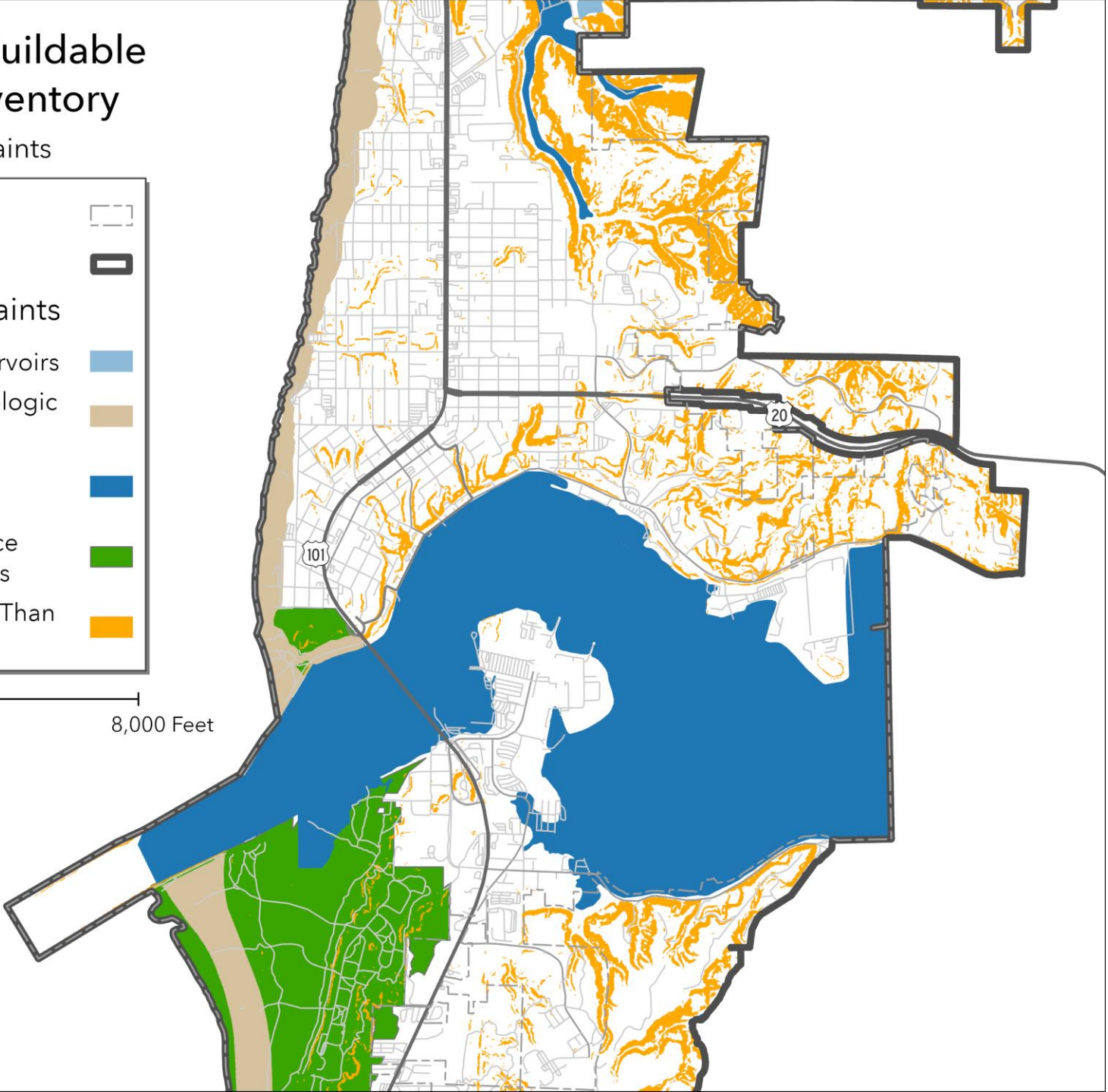
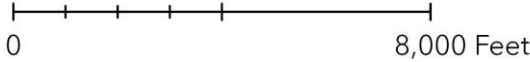
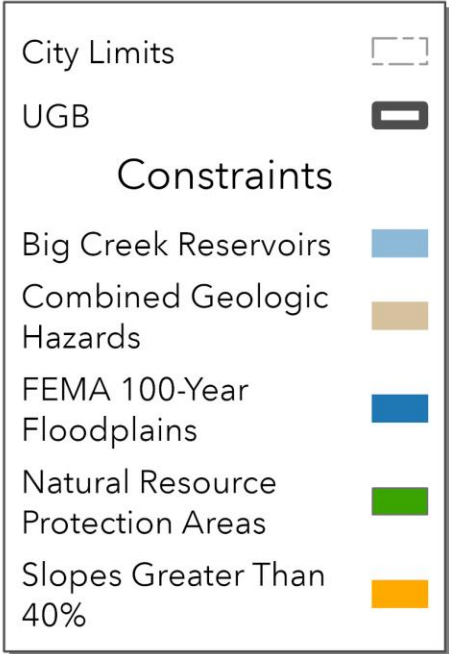
City Limits	
UGB	
Constraints	
Big Creek Reservoirs	
Combined Geologic Hazards	
FEMA 100-Year Floodplains	
Natural Resource Protection Areas	
Slopes Greater Than 40%	



DRAFT
 Date: July 19, 2022
 Source: ECONorthwest;
 City of Newport;
 Lincoln County

Newport Buildable Lands Inventory

Constraints

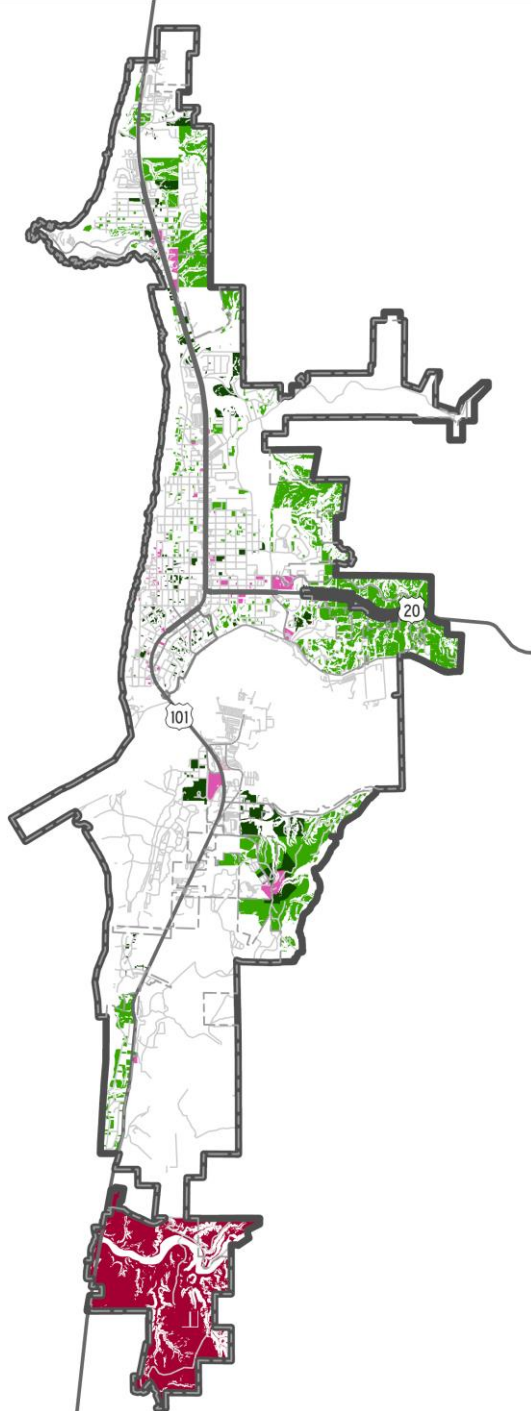


DRAFT

Date: July 19, 2022
Source: ECONorthwest;
City of Newport;
Lincoln County

Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation



Revised
Unconstrained Vacant
and Partially Vacant
Residential Lands
By Comprehensive Plan
Designation

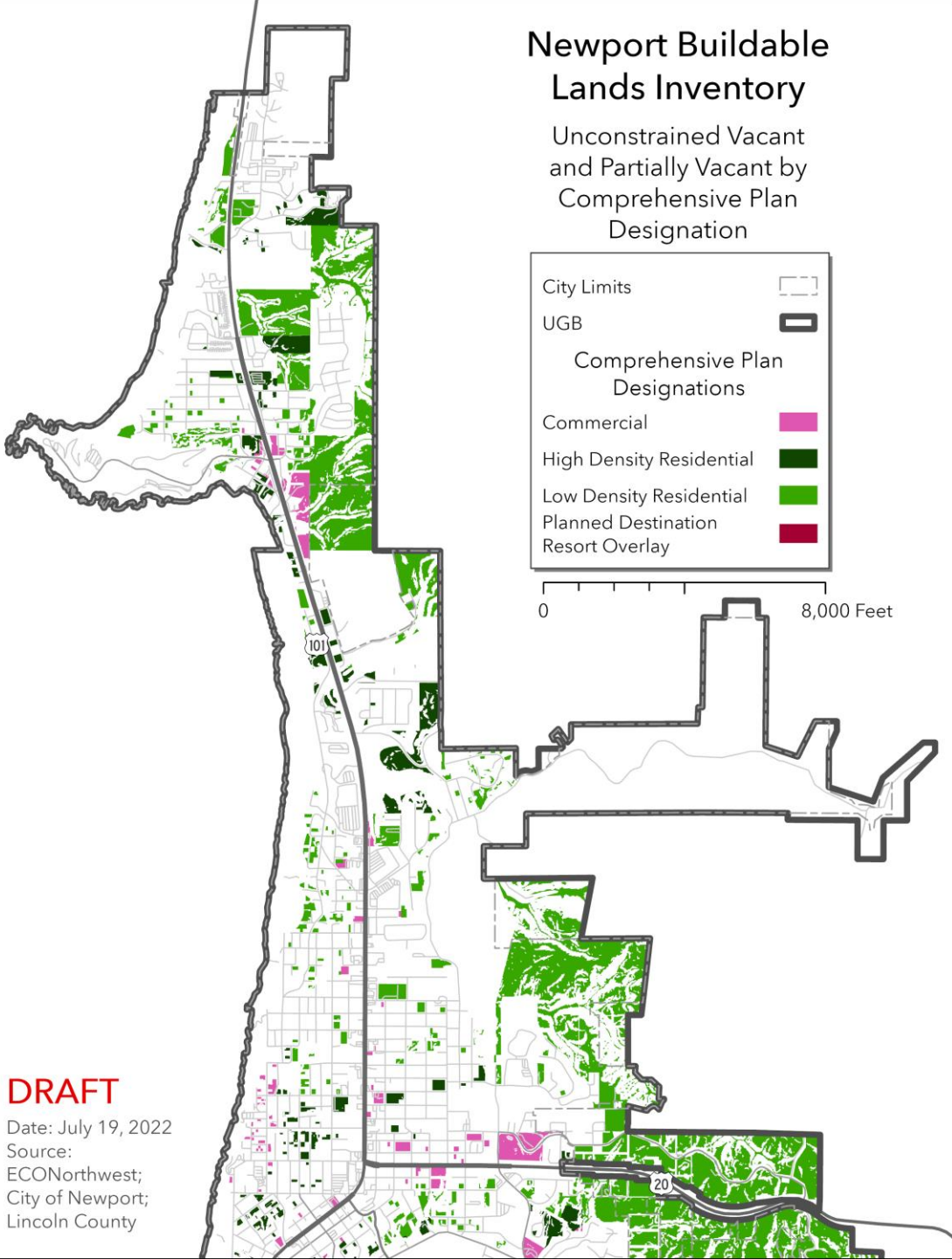
DRAFT
Date: July 19, 2022
Source: ECONorthwest;
City of Newport;
Lincoln County

Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation



0 8,000 Feet

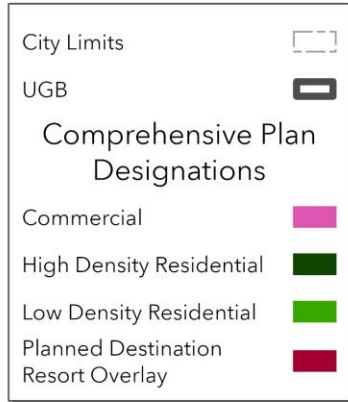


DRAFT

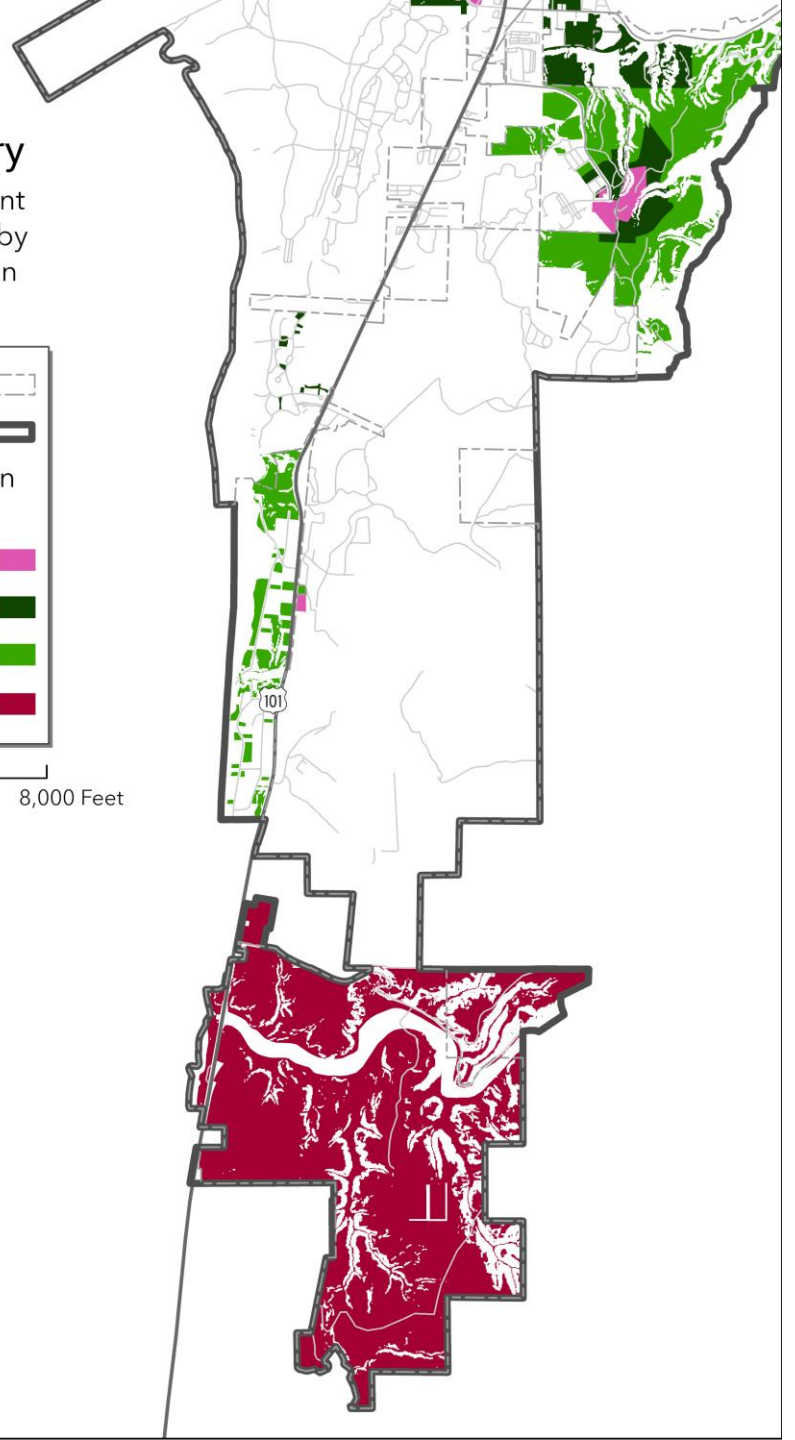
Date: July 19, 2022
 Source: ECONorthwest;
 City of Newport;
 Lincoln County

Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation



0 8,000 Feet



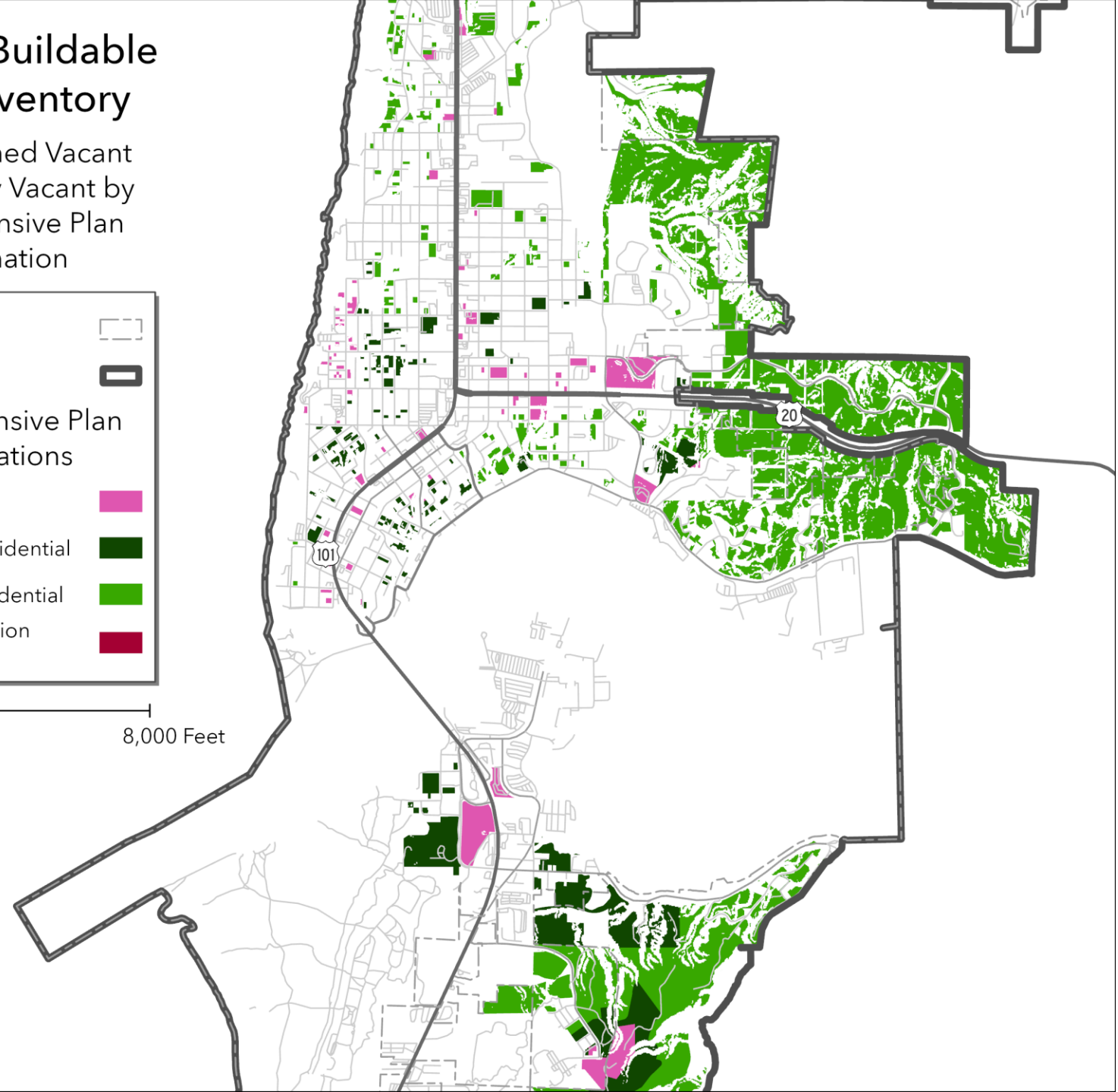
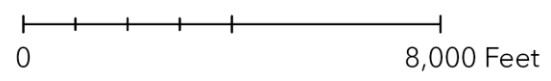
DRAFT

Date: July 19, 2022
 Source: ECONorthwest;
 City of Newport;
 Lincoln County

Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation

City Limits	
UGB	
Comprehensive Plan Designations	
Commercial	
High Density Residential	
Low Density Residential	
Planned Destination Resort Overlay	



DRAFT
Date: July 19, 2022
Source: ECONorthwest;
City of Newport;
Lincoln County

Unconstrained Vacant & Partially Vacant Lands

Total Unconstrained Buildable Acres: 1,443

48% of buildable land is in the Low Density Residential and 11% is High Density Residential (excluding the Resort Overlay)

Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
High Density Residential	155	97	58
Planned Destination Resort Overlay	539	486	53
Low Density Residential	690	523	167
Commercial	59	42	18
Total	1,443	1,148	295

Note: This does not include 17 acres of land with partially vacant areas, with existing plats. Those will be added into the analysis at the next step, through the analysis of capacity.

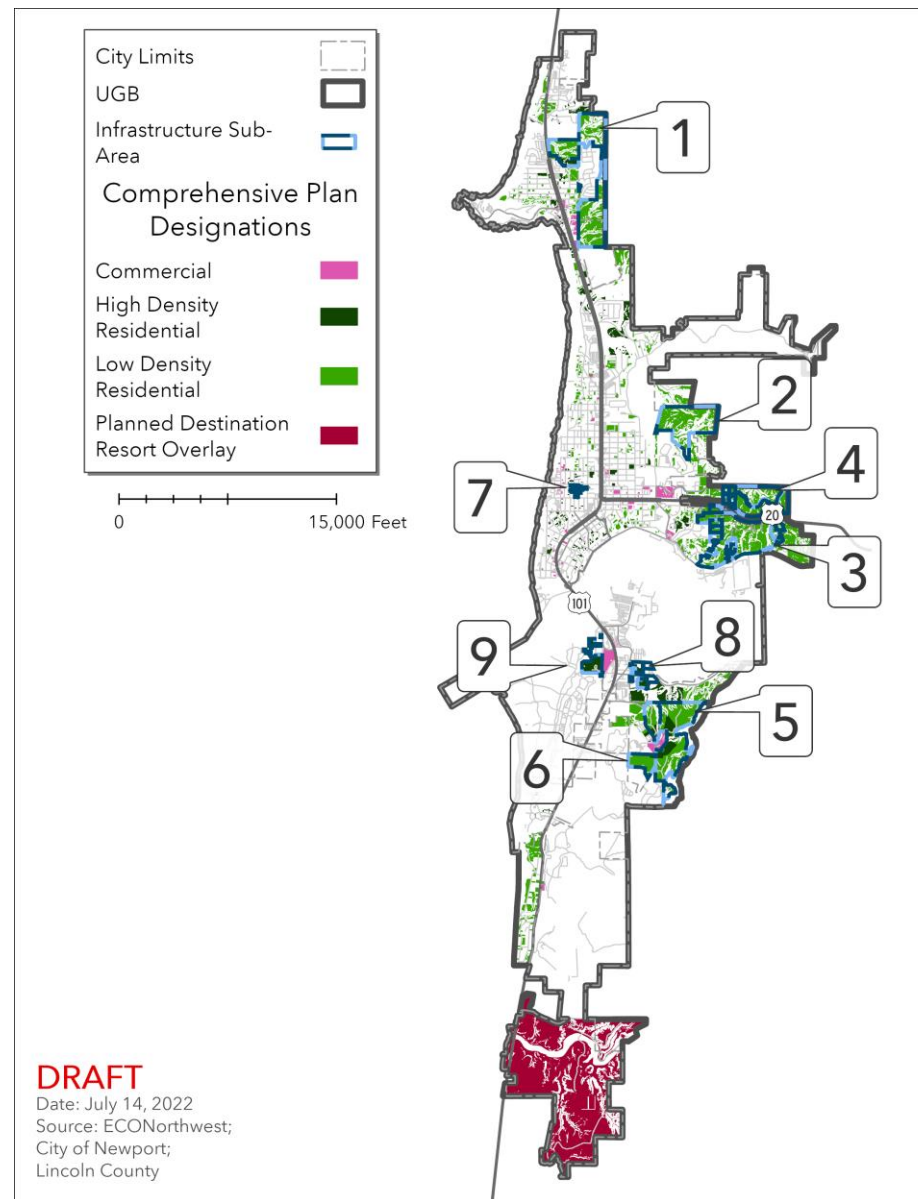
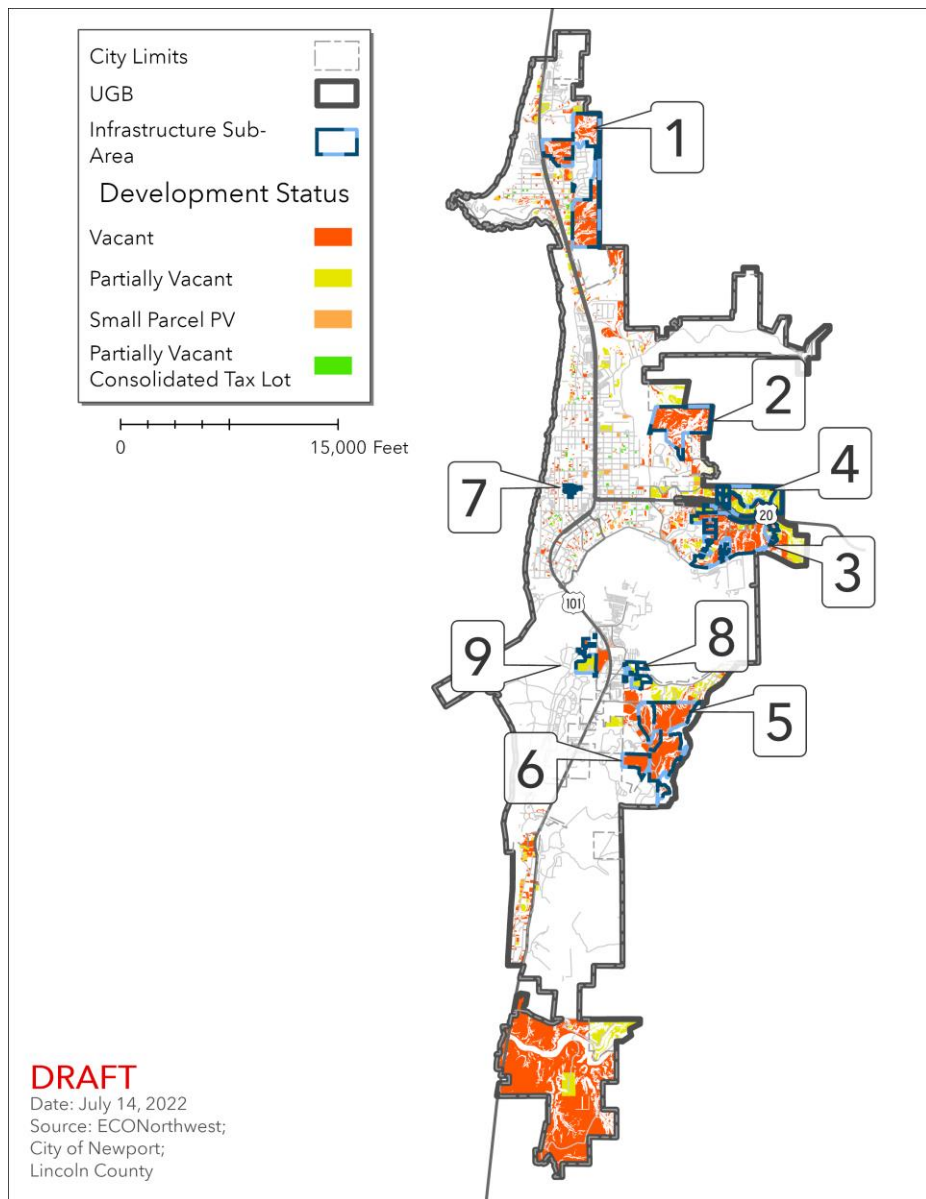


Constructability Assessment

Purpose

- Provide a rough indication of whether residential development on key vacant & partially vacant land is likely to be feasible given estimated infrastructure costs – can development afford to build the needed infrastructure?
- Refine assessment of housing capacity to account for infrastructure barriers and challenges

Constructability Analysis: Overview of Subareas



Constructability Analysis: Approach

- What are likely pricing / rents for future housing in Newport given market conditions?
- How much could future housing development afford to spend on infrastructure?
 - “Residual Value”: Given value of future development and other development costs, how much is left to pay for land and infrastructure while allowing a reasonable financial return for the developer?
- How many net buildable acres in each subarea?
- How much housing could be built in each subarea?
- What are the infrastructure needs & costs to serve each subarea?
- Does the “residual value” cover the infrastructure costs? Is there enough left to pay a landowner?

Constructability Analysis: Housing Types & Estimated Pricing

Apartments (rental)

- 3 stories (50 units)
- Required site area (buildable): 72,600 sf
- Units & pricing:
 - 1BR (728 sf): \$1,445/mo
 - 2BR (1,005 sf): \$1,660/mo
 - 3 BR (1,204 sf): \$2,030/mo
- Parking: 75 surface stalls (1.5 per unit)

Quadplex (rental)

- 2 stories (4 units)
- Required site area (buildable): 7,000 sf
- Units & pricing:
 - 1BR (728 sf): \$1,445/mo
 - 2BR (1,005 sf): \$1,660/mo
- Parking: 4 surface stalls (1 per unit)

Cottage Cluster (rental)

- 1 story (4 units)
- Required site area (buildable): 12,000 sf
- Units & pricing:
 - Studio (600 sf): \$1,290/mo
 - 1BR (800 sf): \$1,590/mo
 - 2BR (1,000 sf): \$1,730/mo
- Parking: 4 surface stalls (1 per unit)



Constructability Analysis: Housing Types & Estimated Pricing

Townhouse (ownership)

- 3 stories
- Required site area (buildable): 2,000 sf per unit
- Units & pricing:
 - 3BR (1,800 sf): \$420,000
- Parking: 1 garage stall and 1 driveway space per unit



Small Single-Detached (ownership)

- 2 stories
- Required site area (buildable): 4,000 sf per unit
- Units & pricing:
 - 3BR (1,782 sf): \$574,000
- Parking: 1 garage stall and 1 driveway space per unit



Constructability Analysis: Housing Types & Estimated Pricing

Medium Single-Detached Hillside (ownership)

- 2 stories
- Required site area (buildable): 7,000 sf per unit
- Units & pricing:
 - 4BR (2,173 sf): \$705,000
- Parking: 2 garage stalls, 2 driveway spaces

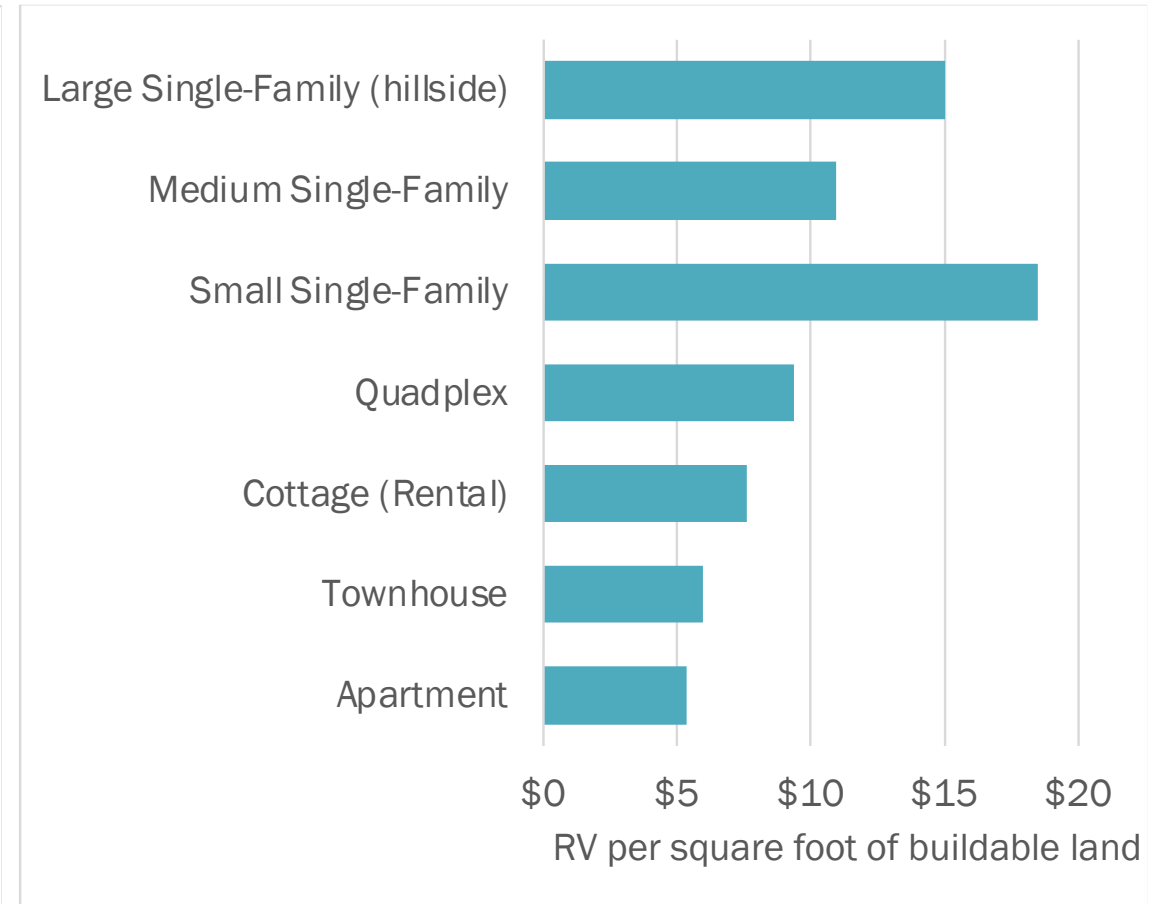
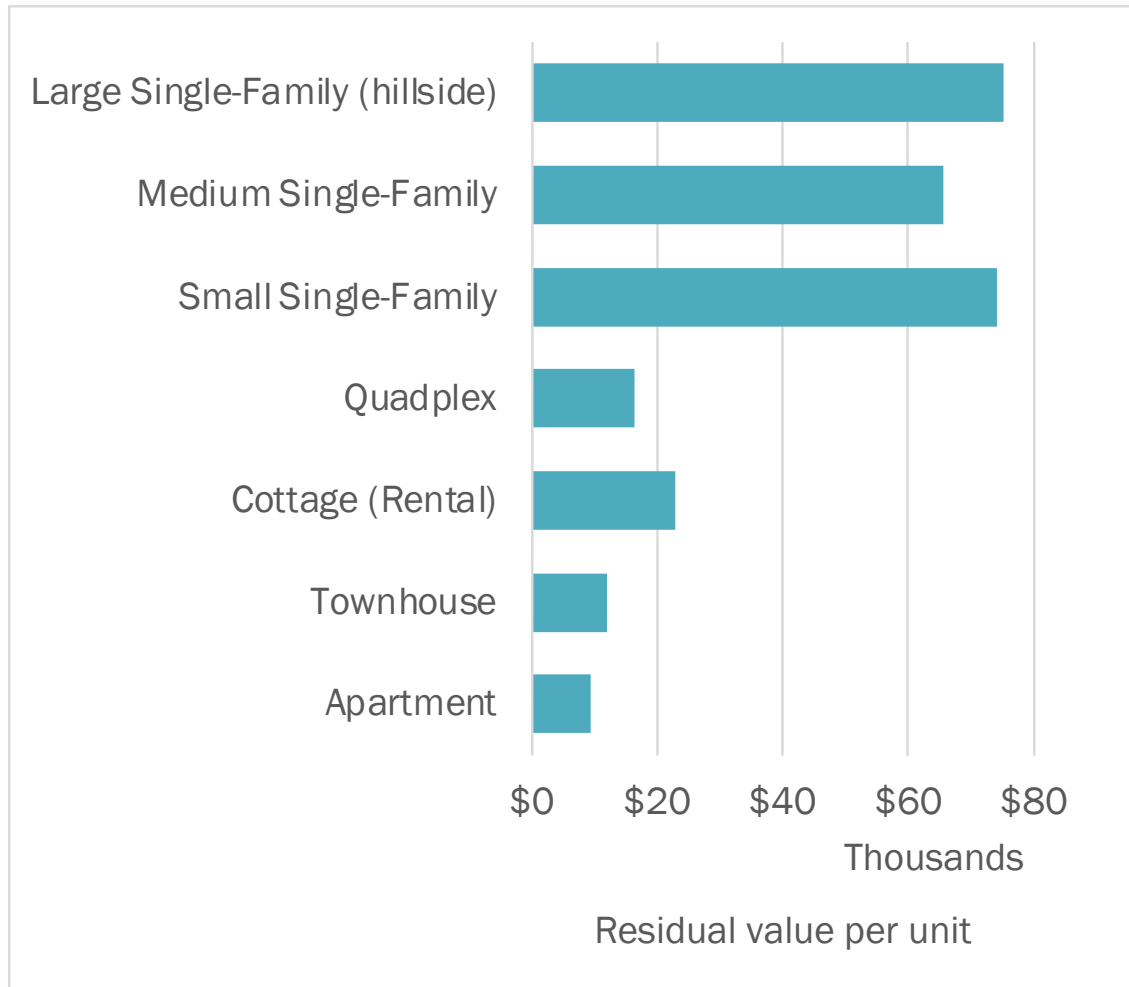


Large Single-Detached Hillside (ownership)

- 2 stories
- Required site area (buildable): 5,000 sf per unit
- Units & pricing:
 - 4BR (2,544 sf): \$782,000
- Parking: 2 garage stalls, 2 driveway spaces



Relative Ability to Pay for Land & Infrastructure

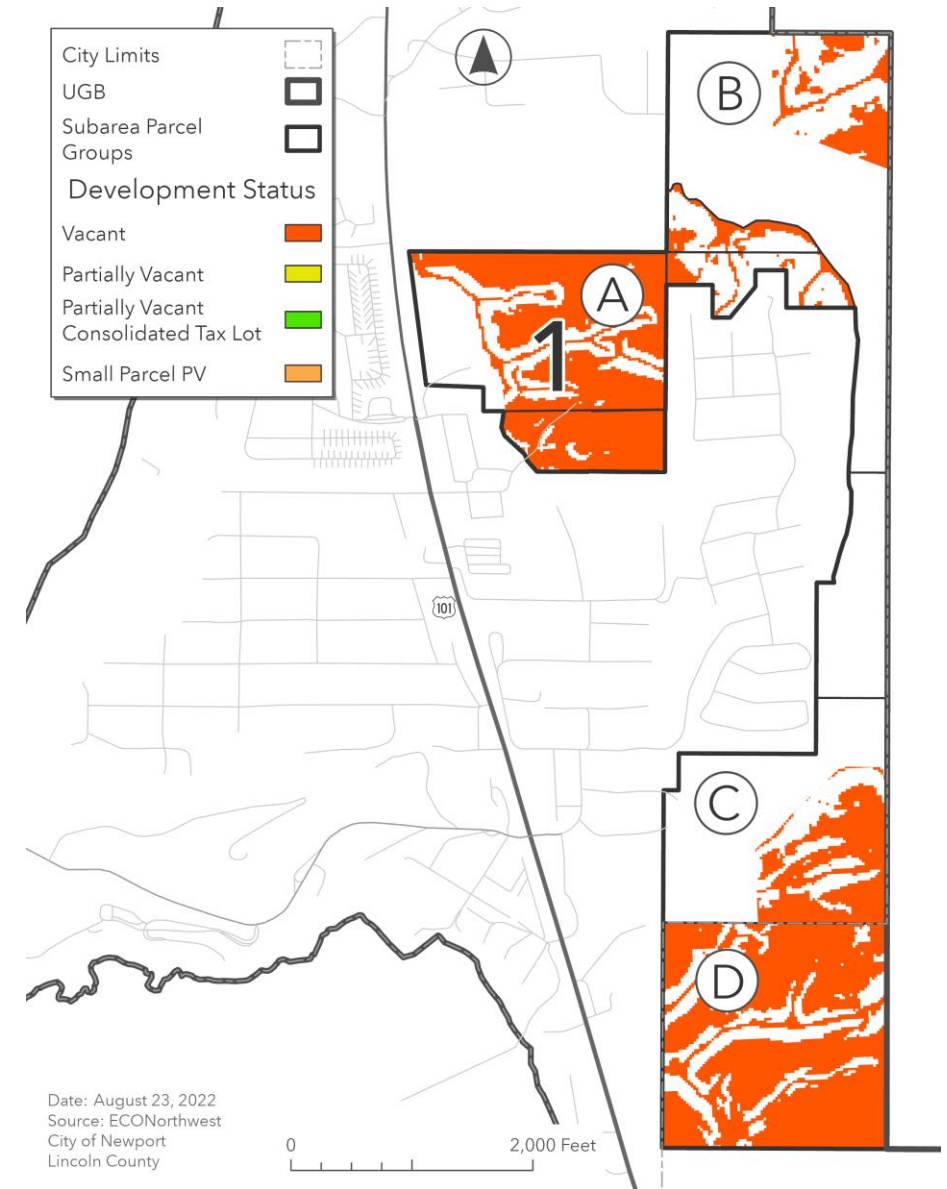


Subarea 1

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
1A: Multifamily	24.92	560	0	0	0	0	0	0	560
1B: Hillside LDR	7.51	0	2	2	0	3	12	29	48
1C: Hillside LDR	8.57	0	2	2	0	3	14	34	55
1D: Hillside LDR	30.60	0	10	10	0	12	50	121	203

Major infrastructure needs:

- 1A: collector road, bridges
- 1B: collector road, local streets, bridge
- 1C: collector road, local streets, water pump station, wastewater lift station
- 1D: collector road, local streets, bridges, water pump station

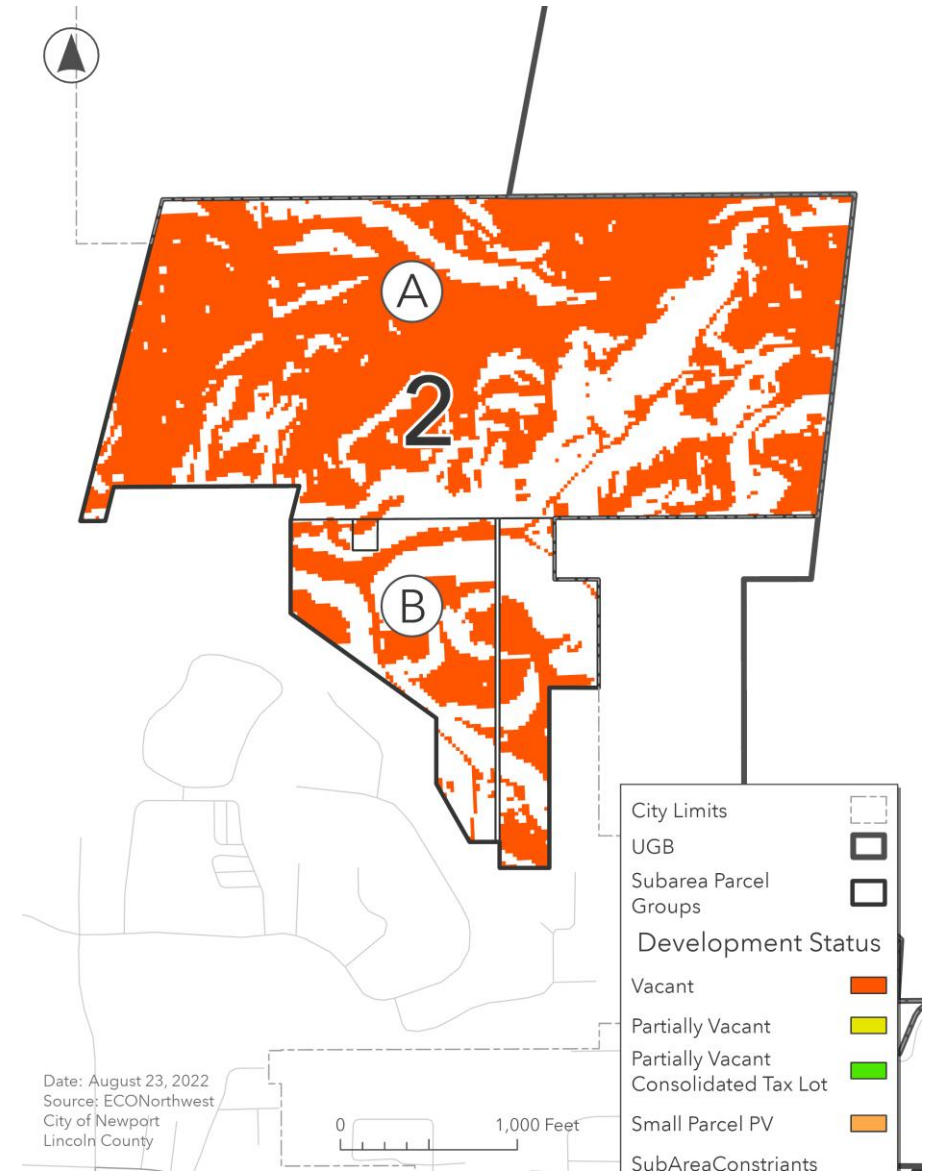


Subarea 2

LDR	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
	65.55	0	55	22	25	167	222	0	491

Major infrastructure needs:

- 2A: collector road, local street network, water & wastewater lines, water pump station, wastewater lift station
- 2B: access road, local street network



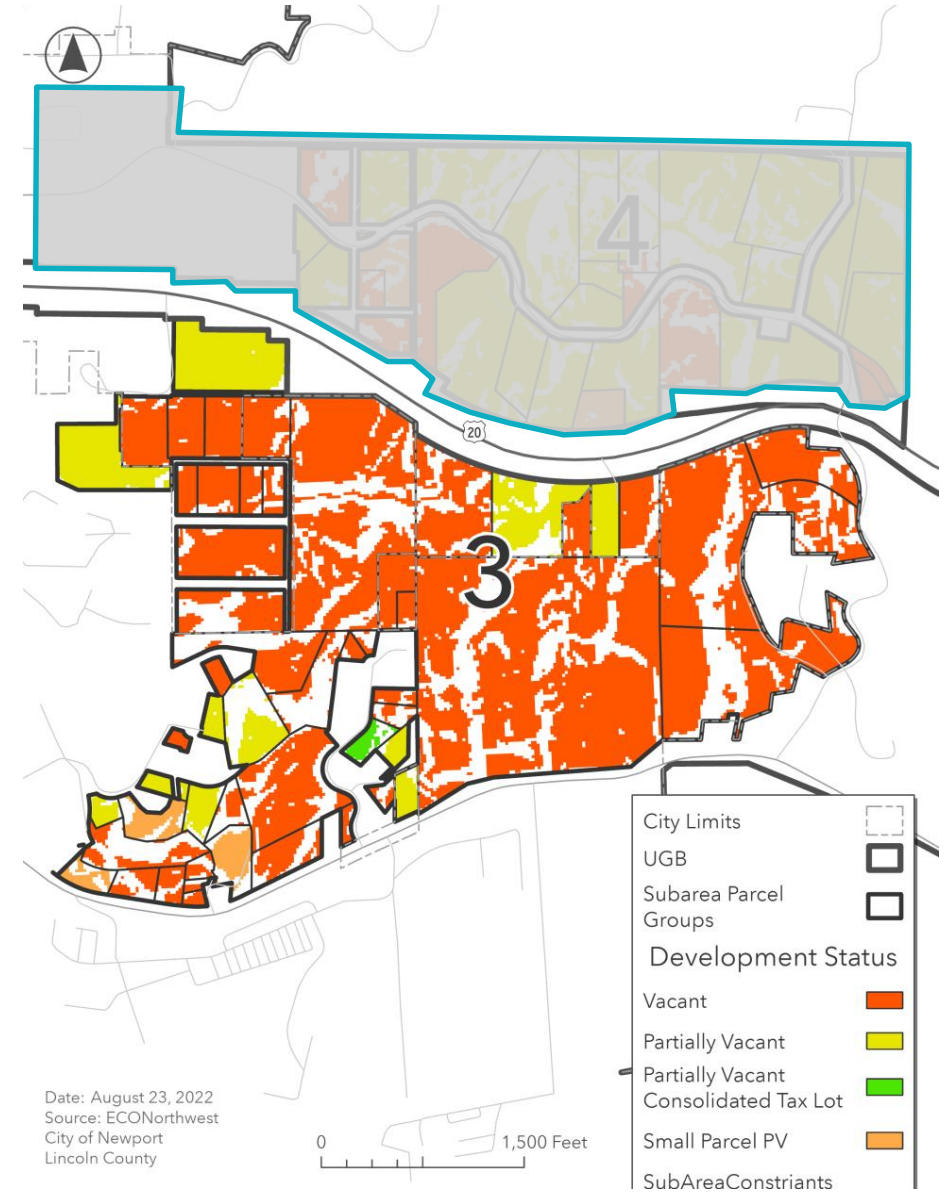
Subarea 3

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
Hillside LDR	103.98	0	34	34	0	43	172	413	696

Note: because this area is parcelized, the yield would likely be lower.

Major infrastructure needs:

- Collector road, additional local streets, water tank & pump system, wastewater lift station



Date: August 23, 2022
 Source: ECONorthwest
 City of Newport
 Lincoln County

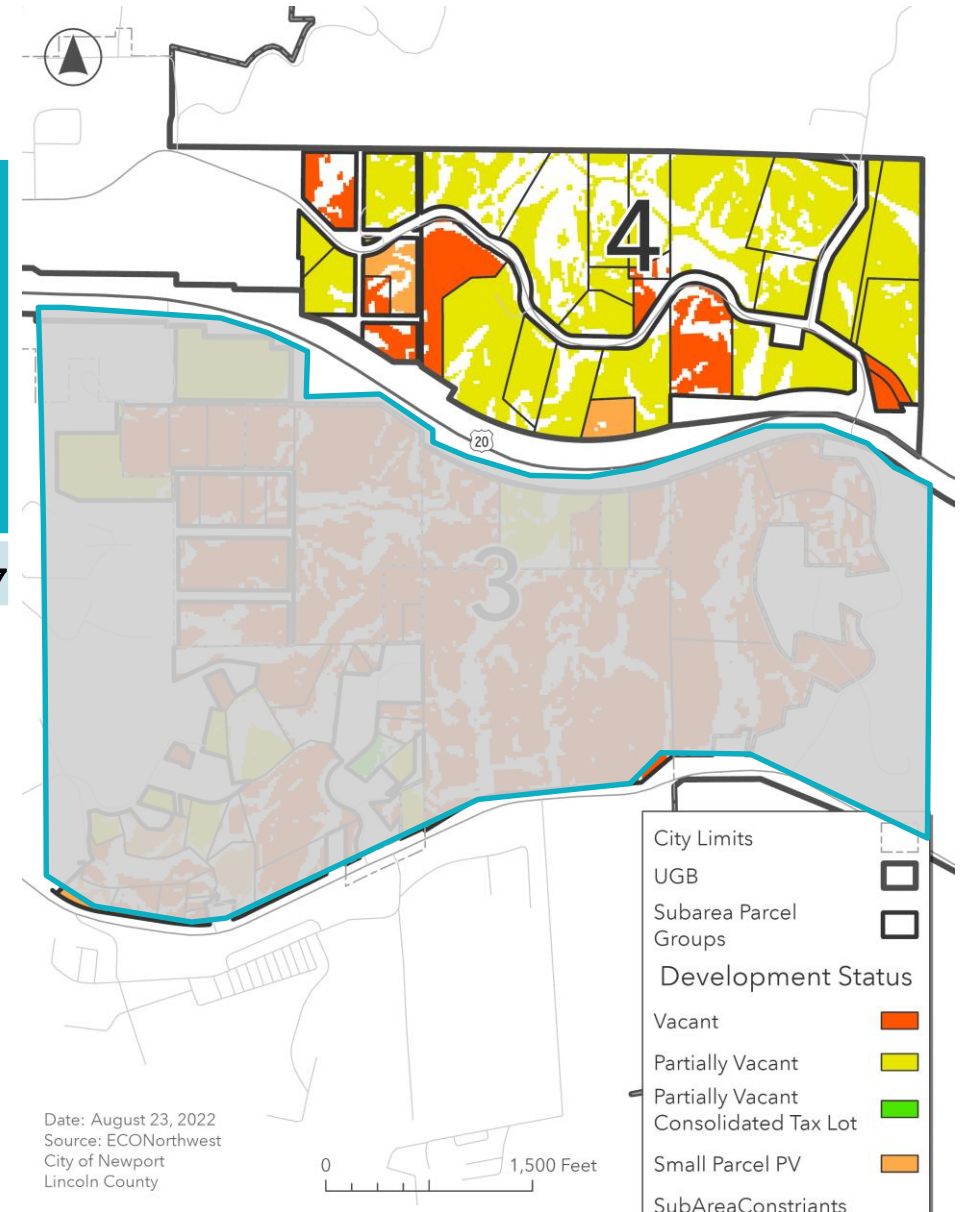
Subarea 4

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
Hillside LDR	55.05	0	18	18	0	22	91	218	367

Note: because this area is parcelized, the yield would likely be lower.

Major infrastructure needs:

- Water tank & pump system, wastewater lift station, additional local streets

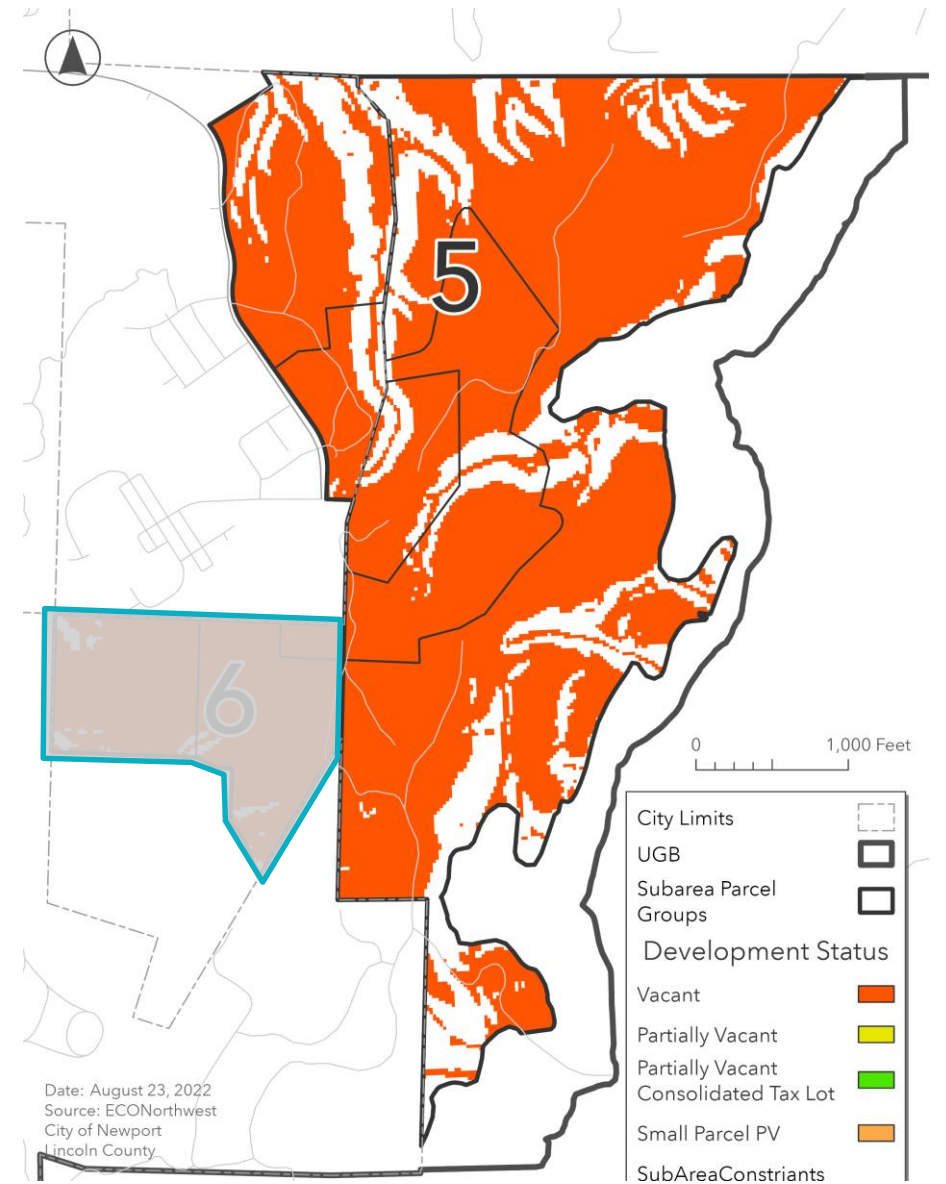


Subarea 5

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
LDR	120.15	0	102	40	46	306	408	0	902
HDR blend	120.15	360	314	279	239	314	69	0	1575

Major infrastructure needs:

- Collector road, local street network

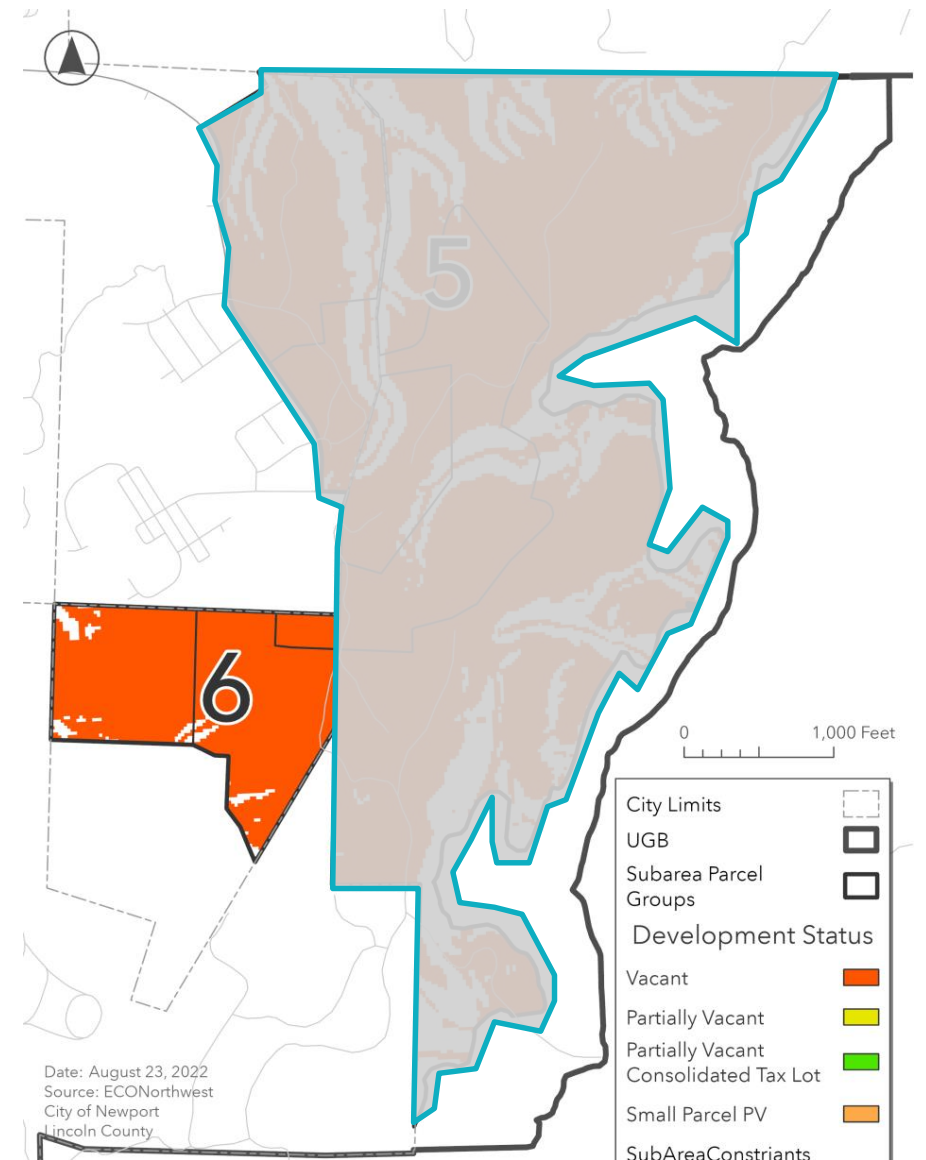


Subarea 6

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
LDR	22.38	0	19	7	8	57	76	0	167
HDR blend	22.38	67	58	51	44	58	12	0	290

Major infrastructure needs:

- Collector road, local street network



Subarea 7

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
Hillside LDR	1.90	0	4	5	4	6	4	0	23

Major infrastructure needs:

- Local street extensions, water and sewer line extensions, culvert for stream

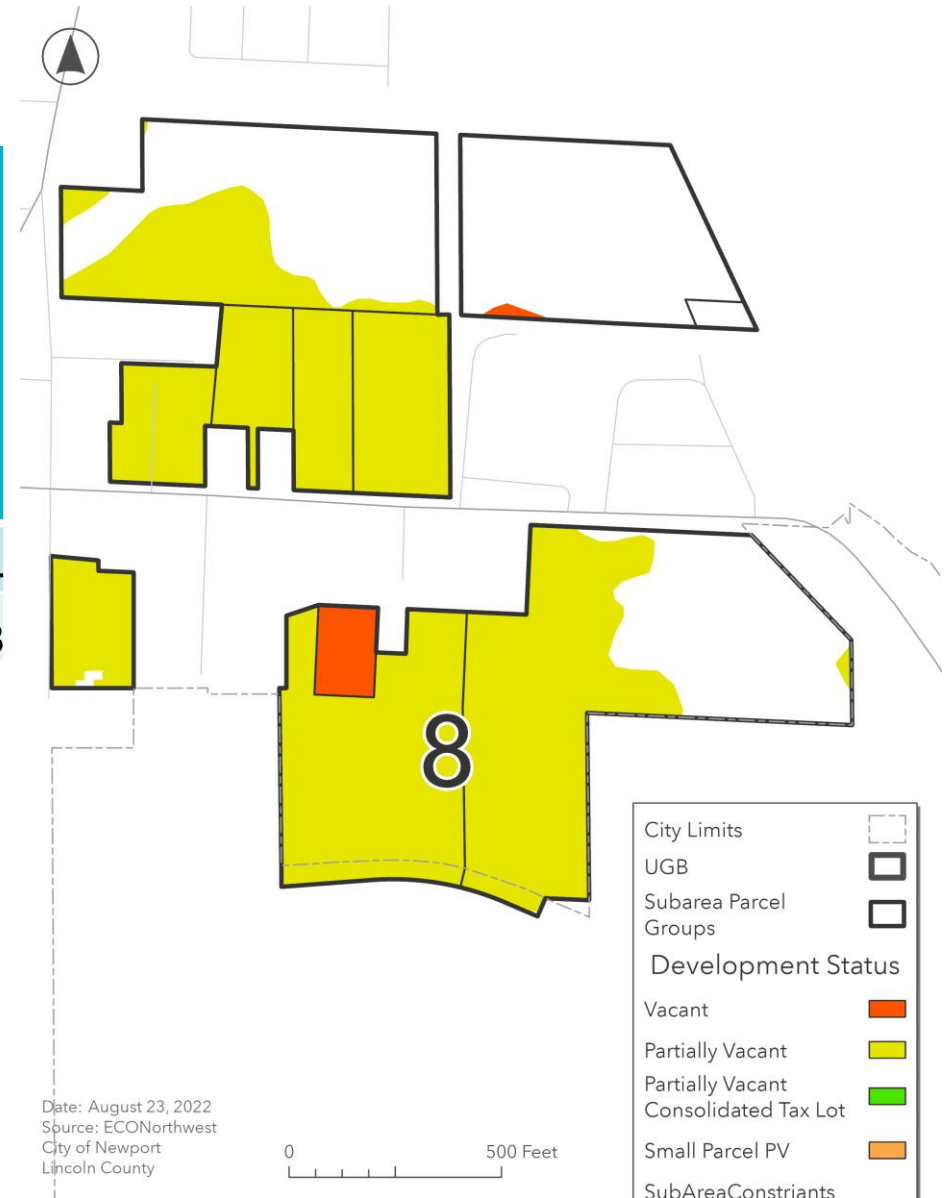


Subarea 8

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
HDR blend	9.61	28	25	22	19	25	5	0	124
Infill	9.61	0	17	23	20	26	17	0	103

Major infrastructure needs:

- Street extensions, additional local streets

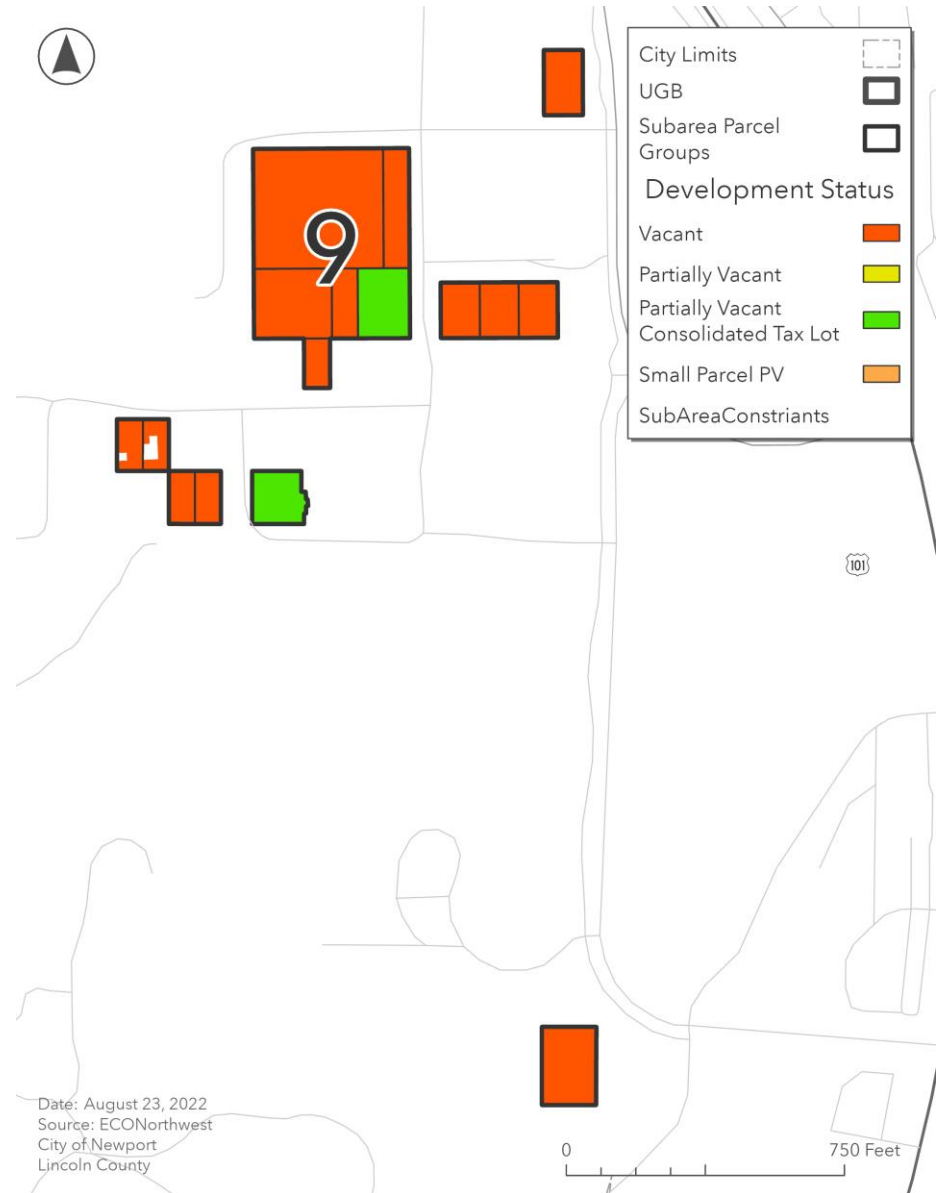


Subarea 9

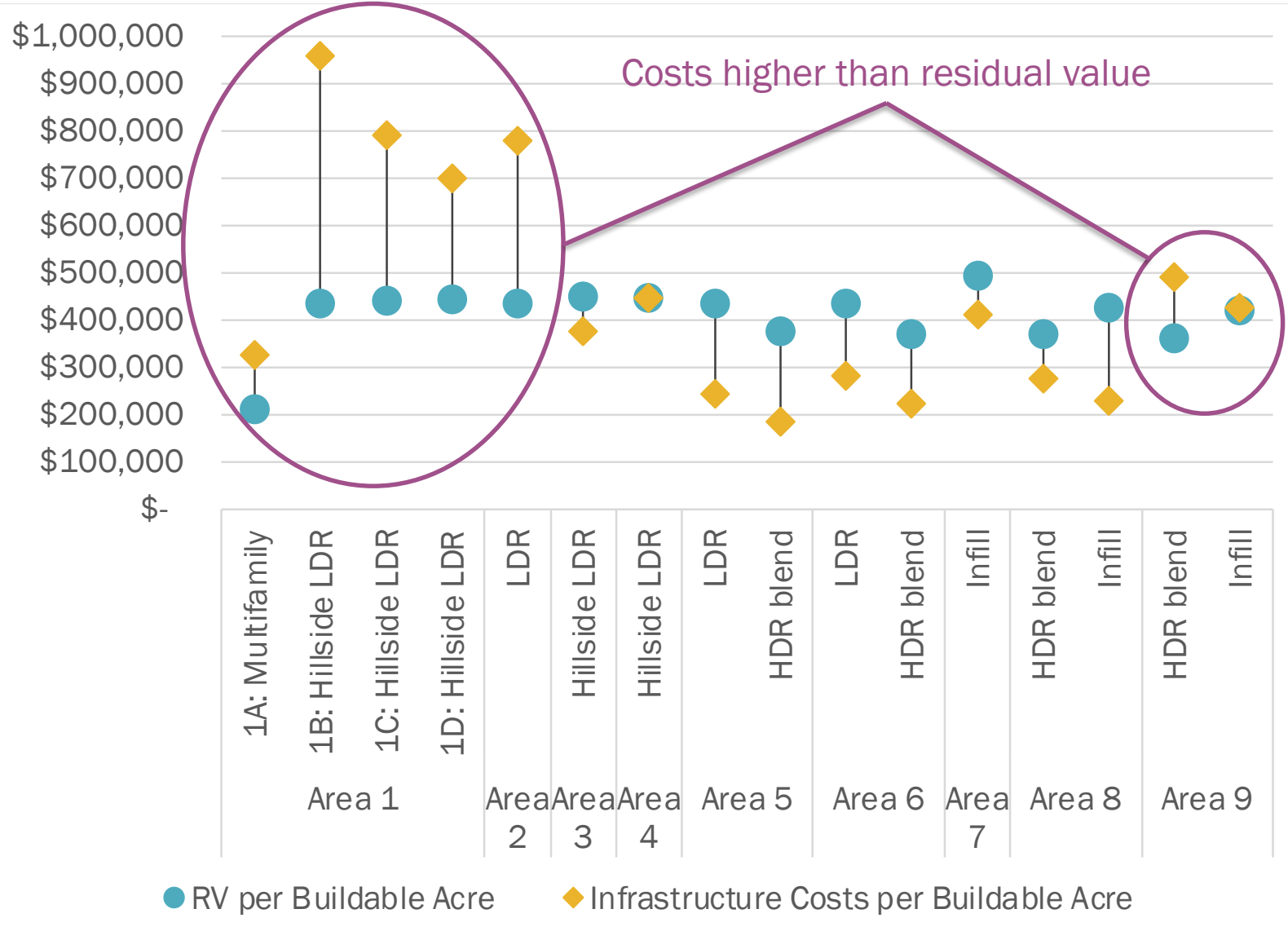
	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
HDR blend	3.86	11	10	8	7	10	2	0	48
Infill	3.86	0	7	9	8	10	7	0	41

Major infrastructure needs:

- Frontage improvements (some lots), new local streets, pump upgrade at existing lift station



Infrastructure Costs vs. Residual Value of Development



Area	Development Type	RV compared to costs
Area 1	1A: Multifamily	65%
	1B: Hillside LDR	45%
	1C: Hillside LDR	56%
	1D: Hillside LDR	63%
Area 2	LDR	56%
Area 3	Hillside LDR	120%
Area 4	Hillside LDR	100%
Area 5	LDR	179%
	HDR blend	203%
Area 6	LDR	154%
	HDR blend	165%
Area 7	Infill	120%
Area 8	HDR blend	134%
	Infill	186%
Area 9	HDR blend	73%
	Infill	99%

Conclusions & Limitations

- Analysis has a high margin of error – many unknowns. Provides a rough indication only. Refined information could change results.
- Areas 1 and 2 face very high infrastructure costs, and development potential may not be enough to cover them.
 - Area 1A has lower costs, but multifamily has less room to absorb infrastructure costs.
- Areas 3 & 4 are borderline when treated as a single development and will be more challenging because they are highly parcelized—individual landowners may not be able to take on larger development costs.
- Areas 5, 6, and 8 appear to have strongest potential to cover infrastructure costs.
- Areas 7 and 9 have lower infrastructure costs, but these still may be a barrier to small-scale development.
- Infrastructure cost limitations could impact close to 300 buildable acres of residential land – over 2,000 units of potential capacity.

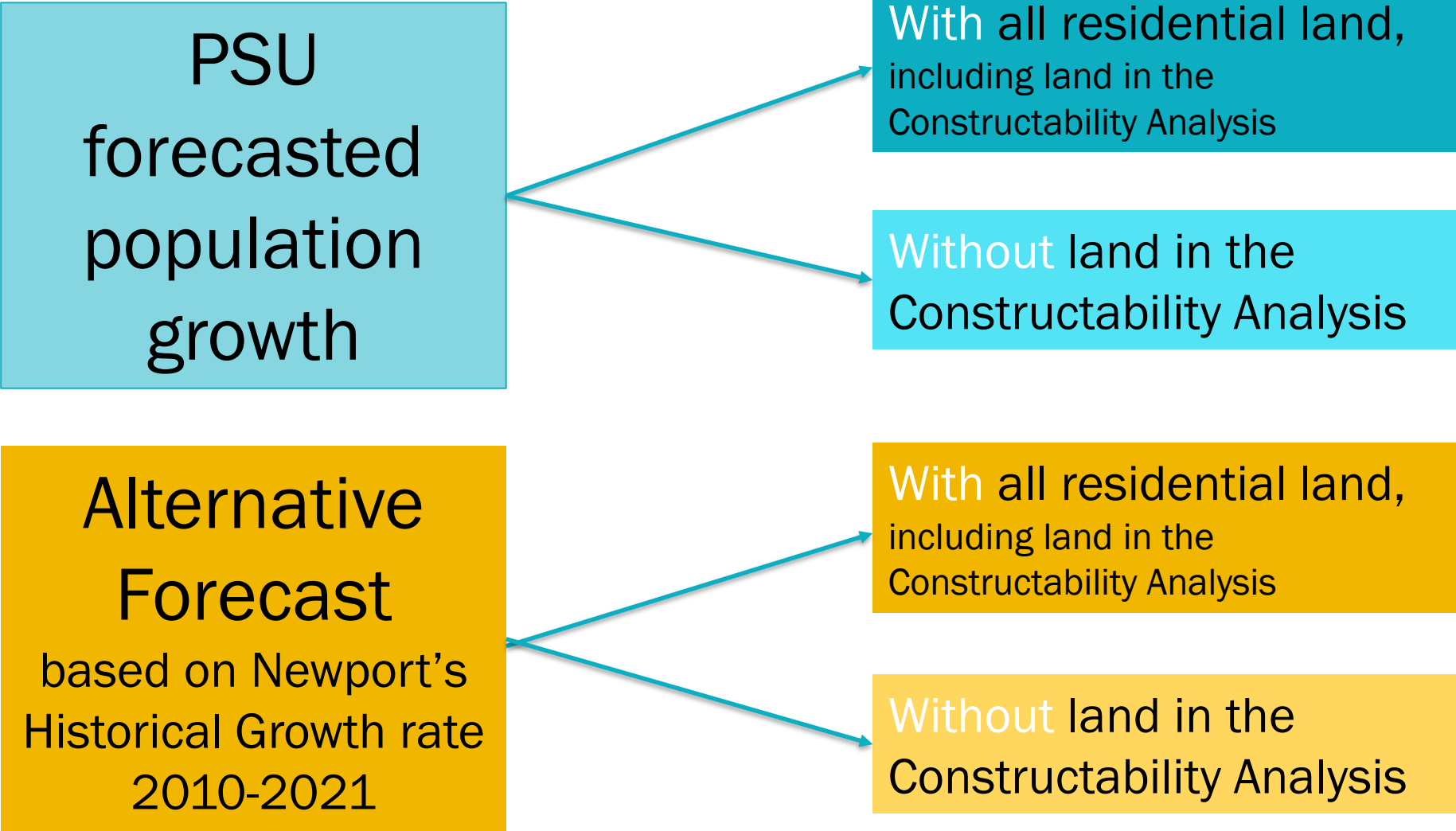


Land Sufficiency

Land Sufficiency Scenarios

2 Forecasts of Housing Growth

4 Scenarios



In all instances, land in the Planned Destination Resort Overlay is excluded

Recap: Housing Forecast, Newport UGB, 2022 to 2042

Portland State University Population Forecast

Number: 248 residents
 AAGR: 0.10%

Variable	New Dwelling Units (2022-2042)
Change in persons	248
Average household size	2.21
New occupied DU	112
<i>times</i> Vacancy rate	2.6%
<i>equals</i> Vacant dwelling units	3
Total new dwelling units	115
Annual average of new dwelling units	6

Alternative Growth Forecast: Newport's Historic Growth Rate 2010-2021

Number: 1,348 residents
 AAGR: 0.53%

Variable	New Dwelling Units (2022-2042)
Change in persons	1,348
Average household size	2.21
New occupied DU	610
<i>times</i> Vacancy rate	2.6%
<i>equals</i> Vacant dwelling units	16
Total new dwelling units	626
Annual average of new dwelling units	31

Forecast by Housing Type, Newport UGB, 2022-2042

Variable	PSU Population Forecast	Alternative Forecast
Needed new dwelling units (2022-2042)	115	626
Dwelling units by structure type		
Single-family detached		
Percent single-family detached DU	50%	50%
Total new single-family detached DU	58	313
Single-family attached		
Percent single-family attached DU	10%	10%
Total new single-family attached DU	12	63
Duplex, Triplex, Quadplex		
Percent duplex, triplex, quadplex	15%	15%
Total new duplex, triplex, quadplex	17	94
Multifamily (5+ units)		
Percent multifamily (5+ units)	25%	25%
Total new multifamily (5+ units)	29	157
Total new dwelling units (2022-2042)	115	626

Housing Density Assumptions

Future planned residential densities vary by plan designation.

Future Density for Housing Built in the Newport UGB, 2022-2042

Plan Designation	Avg. Net Density (DU/net acre)	% for Rights-of-Way	Avg. Gross Density (DU/gross acre)
Low Density Residential	7.0	20%	5.6
High Density Residential	20.0	21%	15.8
Commercial	30.0	15%	25.6

Note: Average net densities and net to gross calculations based on empirical analysis.

Note: DU is dwelling unit

Preliminary Land Sufficiency: PSU Forecast

Land sufficiency:

Including land in the Constructability Analysis

Plan Designation	Total Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)
Low Density Residential	3,915	55	3,860
High Density Residential	2,468	52	2,416
Commercial	457	9	448
Total	6,840	116	6,724

Not including land in the Constructability Analysis

Plan Designation	Total Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)
Low Density Residential	1,482	55	1,427
High Density Residential	1,457	52	1,405
Commercial	457	9	448
Total	3,396	116	3,280

Note: Does not include vacant land in the Plan Destination Resort Overlay

Preliminary Land Sufficiency: **Alternative Forecast**

Land sufficiency:

Including land in the Constructability Analysis

Plan Designation	Total Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)
Low Density Residential	3,915	300	3,615
High Density Residential	2,468	275	2,193
Commercial	457	50	407
Total	6,840	625	6,215

Not including land in the Constructability Analysis

Plan Designation	Total Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)
Low Density Residential	1,482	300	1,182
High Density Residential	1,457	275	1,182
Commercial	457	50	407
Total	3,396	625	2,771

Note: Does not include vacant land in the Plan Destination Resort Overlay

- Estimate Development Capacity
 - All buildable land
 - Selected buildable land based on the constructability analysis
- Housing Conversations – completed by 10/3/2022
- PAC Meeting #5: **October 13 @ 6 PM**



ECONNorthwest

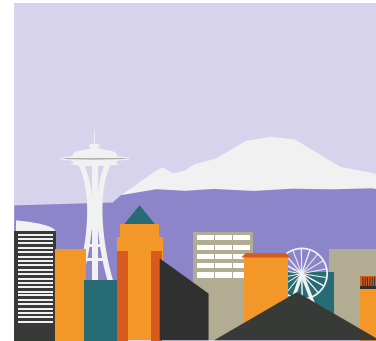
ECONOMICS • FINANCE • PLANNING



Los Angeles



Portland



Seattle



Boise